TRUSTHORPE ROAD, SUTTON-ON-SEA

GUIDE PRICE £325,000

FIRE
BLANKET
Millennium
Fire Protection
0845 6032895

TES Property is delighted to offer you this generous sized, former guest house located in Sutton On Sea. Within close distance to the beach and local amenities. Featuring 8 bedrooms, 7 bathrooms, 2 lounge and dining areas, utility room, professional kitchen, bar area and reception area.
This property has vast potential!

Reception Area
18'2" x 7'3"
Enter the property through a part glazed door leading to the reception room. Containing reception desk, central heating radiator, dado rail and uPVC window overlooking driveway. Door then leading to the W.C.

W.C.
3'2" x 7'1"
Comprising a white W.C. and wash basin. uPVC double glazed window.

Professional Kitchen
With a range of wall and base units, on top contrasting worktops. Tiles surrounding alongside a stainless steel double sink with chrome taps, prep sink, space for appliances and uPVC frosted window.

Walk In Store
With base units, part tiled walls, uPVC frosted window alongside boiler and fuse box.

Living Room
12'11" x 13'10"
Featuring a log burner with brick surrounding alongside wooden mantle, dado rail, coving to ceiling, central heating radiator and uPVC square bay window.

Dining Room
12'0" x 13'10"
Featuring useful storage cupboards, coving to ceiling, central heating radiator, dado rail and uPVC square bay window.

Bar Area
12'11" x 10'9"
Featuring a wooden bar to rear with down lighters and space for fridge. Also with dado rail, central heating radiator and uPVC double glazed window to side aspect.

Ground Floor Hallway
With stairs to first floor, central heating radiator, dado rail and under stairs storage cupboard.

Bathroom
8'11" x 4'5"
Coloured bath alongside various storage cupboards, one containing the hot water cylinder, and uPVC frosted window.

Bedroom One
8'7" x 6'11"
With uPVC double glazed window to side aspect, central heating radiator and door to W.C.

En-Suite W.C.
5'8" x 2'9"
With white W.C. and hand basin.

Bedroom Two
10'2" x 10'11"
Double bedroom with uPVC double glazed window to rear and central heating radiator. Door to en-suite shower room.

En-Suite Shower Room
2'5" x 7'10"
With electric shower, shower tray and white W.C. with tiles surrounding.

Bedroom Three
18'0" x 10'9"
Large double room with uPVC double glazed window to side aspect, radiator and fitted vanity basin with tile splash back surround. Door leading to en suite shower room.

En-Suite Shower Room
2'5" x 7'10"
En-suite with shower tray and splash back tiles surrounding, power shower and coloured W.C.

Bedroom Four
7'3" x 16'4"
Generous twin with uPCV double glazed window to side aspect, central heating radiator and fitted vanity basin with tiled splash back surrounding. Door leading to en suite shower room.

En-Suite Shower Room
5'10" x 3'4"
Shower room with shower tray, white W.C. and tiles surrounding.

Bedroom Five
10'7" x 11'8"
Generous twin with two uPVC double glazed windows, central heating radiator and storage cupboards. Door leading to shower room.

En-Suite Shower Room
En-Suite with shower tray and splash back tiles surrounding, W,C, and wash basin.

Bedroom Six
12'11" x 13'10"
Bedroom with picture rail, central heating radiator, uPVC double glazed window to front aspect alongside storage cupboard and dressing unit. Door to en suite bathroom.

En-Suite Bathroom
4'11" x 7'1"
En-suite with panel bath, w.c, wash basin with tiled walls surrounding and uPVC frosted double glazed window.

Owners Accomodation

Living Dining Room
11'1" x 24'8"
Enter the owners accommodation through the guest house' professional kitchen leading into an open plan lounge/diner. Featuring, uPVC patio door to rear garden, dado rail, central heating radiator.

Utility Room
7'4" x 10'7"
uPVC double glazed window to rear aspect alongside base units with stainless steel sink

Bedroom One
10'7" x 12'0"
With fitted wardrobes, two uPVC double glazed windows and central heating radiator.

Bedroom Two
8'11" x 10'9"
With fitted storage shelves, central heating radiator and uPVC double glazed window to rear.

Shower Room
8'2" x 6'11"
Walk down the inner hall, featuring storage space and uPVC frosted window, with door leading to the shower room. With a three piece suite containing a double shower, W.C., wash basin and tiles surrounding.

Rear Garden
Rear garden mainly laid to lawn with fence defining boundary, alongside single garage and shed.

Front Garden
Front garden with ample parking space, mainly laid to lawn with brick wall defining boundary.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

Business Rates
Enquiry of the VOA website indicates:-
Description - Guest House
Rateable Value - £3,750
Rating Authority - East Lindsey District Council.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

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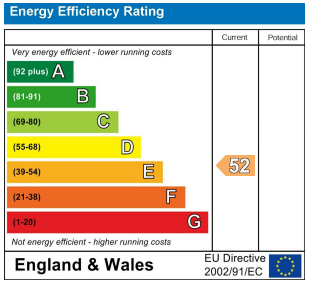

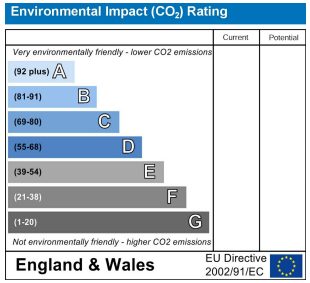

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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