

BEACH COURT HOLIDAY APARTMENTS, 82 SOUTH PARADE, SKEGNESS, PE25 3HR



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6 NEW SHOWER ROOMS

WELL PRESENTED

An opportunity to acquire an excellent Freehold business comprising an impressive block of 10 very spacious self contained and heated Holiday Apartments in a prominent seafront position with lovely Promenade and Seaviews.

The vendors obviously take great pride in the standard of accommodation (each flat could sleep more) which is reflected in the excellent trading accounts and advanced bookings.

P/X Considered for Business or Residential Property.

PRICE: £415,000

EPC Rating C & D

LOCATION Enjoying a prominent location on the South Parade of this popular east coast resort, well placed to the town centre, holiday amenities, bowling greens and beach access.

ACCOMMODATION

PORCH with double glazed door and leaded double glazed window and secondary glazed coloured leaded glazed top lights and inner double glazed door and screens to the:-

HALLWAY Fire Alarm Control Panel, built-in cupboard housing the electric meters, double leaf radiator, understairs storage cupboard for cleaning materials, lighting on time controls, and an area with a range of linen cupboards with gas central heating boiler and cylinder (providing all hot water and gas central heating to four flats and hallways).

W.C / SHOWER with cubicle with power shower, W.C., handbasin, radiator, skylight and spotlights

LAUNDRY ROOM / OFFICE 14'2" x 9'11"/8'7" maximum wall to wall (4.31m x 3.01m/2.62m) with tiled walls, fitted with a range of wall and base units, roll edge worksurfaces, stainless steel sink unit, automatic washing machine on a token meter, built-in cupboards, two double glazed windows.

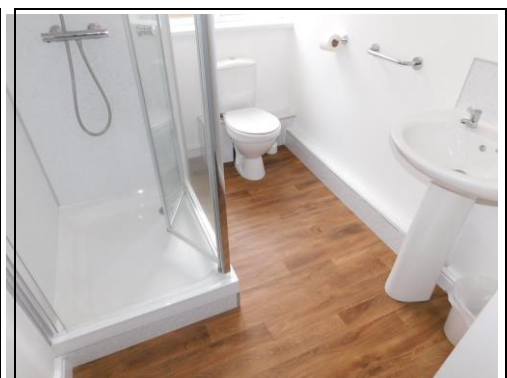
REAR LOBBY double glazed door to parking area, STORE (access to flat 3).

GROUND FLOOR

APARTMENT 1 sleeps 4 (with promenade views), gas central heating, secondary or double glazing, **Hallway; Lounge/Kitchen/Diner; Double Bedroom, Twin Bedroom** with promenade views and handbasin; **Bathroom**

APARTMENT 2 sleeps 4 (via the rear car space or front door from Barbara Road) with gas central heating and blow heater, double glazed. **Lounge/Kitchen/Diner** with double glazed window, **Lounge** area and drop down Bed, **Twin Bedroom; Bathroom** with full wall tiling.

APARTMENT 3 sleeps 4 (via an internal short flight of stairs) with gas central heating and electric radiators. **Lounge/Kitchen/Diner** with pvc window and radiator, double **Bedroom**. **Twin Bedroom** with pvc and double glazed window. **Bathroom** with pvc window and full wall tiling.



APARTMENT 10 sleeps 6 with promenade views, gas central heating, double or secondary glazing. **Hallway**, Pine **Kitchen** to side elevation, **Lounge/Diner** with promenade view and double drop down bed. Double **Bedroom**, Twin **Bedroom**; **Bathroom**; Rear Hall. This flat is very big and in the vendors opinion could be easily converted into two.

FIRST FLOOR LANDING with double glazed window and radiator.

APARTMENT 4 sleeps 4 with electric heating, **Hallway**; **Lounge**, oak **Kitchen/Diner**, Double **Bedroom** with handbasin, Twin **Bedroom** with handbasin, **Bathroom** being fully tiled.

APARTMENT 5 sleeps 4 with electric heating, **Dining Kitchen** with side seaview, Twin **Bedroom** and side seaview, **Lounge** with front seaview and double drop down bed and patio door to **Balcony**. **Private Bathroom** with full wall tiling.

APARTMENT 6 sleeps 4 with electric heating, **Hallway**, **Lounge/Kitchen/Diner** with front seaview and patio door to double **Balcony**, Double **Bedroom** and handbasin, Twin **Bedroom** and handbasin, **Bathroom**.

SECOND FLOOR LANDING with double glazed window and radiator.

APARTMENT 7 sleeps 4 with electric heating, **Hallway**, **Lounge**, oak **Kitchen/Diner**, Double **Bedroom** with handbasin, Twin **Bedroom** with handbasin, **Bathroom** being fully tiled.

APARTMENT 8 sleeps 4 with electric heating, **Dining Kitchen** with side seaview , Twin **Bedroom** with side seaview, **Lounge** with front seaview and double drop down bed. **Private Bathroom** with full wall tiling.

APARTMENT 9 sleeps 4 with electric heating, **Hallway**, **Lounge/Diner**, **Kitchen** with front seaview, Double **Bedroom** and handbasin, Twin **Bedroom** and handbasin, **Bathroom**.

OUTSIDE To the front is a low walled garden area and block paved path to the front door.

Parking area to rear, area for 10 dustbins, Shed. Rotary Dryer.



TENURE	Freehold with vacant possession available upon completion of the purchase.
SERVICES	Mains gas, electricity, water and sewerage services are understood to be connected to the property. The agents are advised by the vendor that in 2010 the property was rewired and a new fire alarm system and emergency lighting was installed. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey. The property is majority metal or pvc double glazed with some secondary and sealed unit double glazing. Each apartment is understood to have a by-passed electric meter which could be re-connected, the apartments are currently let at an inclusive price.
VIEWING	By prior appointment with Turner Evans Stevens office in Skegness.
ACCOUNTS	Are available for inspection by bona fide purchasers who have viewed the premises.
ASSESSMENTS	Rateable Value - £9,600 Business Rates Payable 2018/2019 - £4,608 As verbally advised by East Lindsey District Council 12 March 2018



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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