TES PROPERTY









11 Samuel John Way, Skegness, PE25 2JZ

Asking Price £110,000

TES Property bring to the market this welcoming first floor flat located in the popular coastal town of Skegness. Internally comprising a spacious open plan kitchen/diner and lounge with Juliet balcony, two bedrooms and a bathroom.

Externally benefitting from communal gardens and two allocated parking spaces.

Viewing is highly recommended.

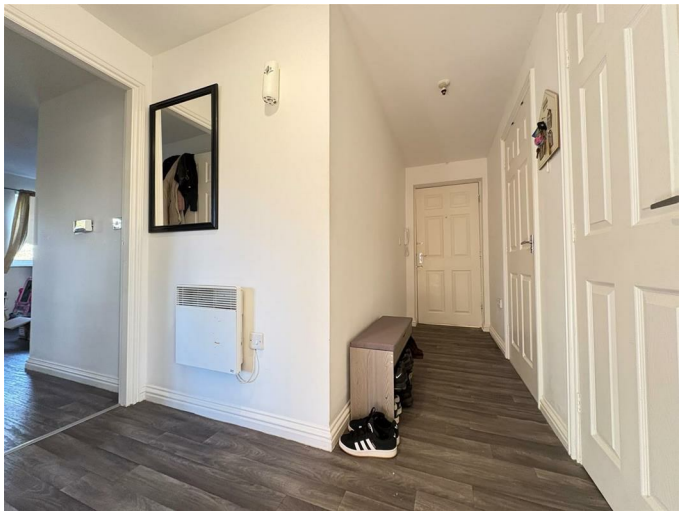
LOCATION - Skegness

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

Communal Entrance

Stairs lead up to the first floor and flat entrance.

Entrance Hall



With intercom system, electric heater and doors into all room. An airing cupboard houses the hot water cylinder.

Open Plan Lounge/Kitchen/Diner

Lounge 10'06 (max) x 12'03 (3.20m (max) x 3.73m)



With uPVC double glazed doors to Juliet balcony, T.V aerial point and electric heater.

Kitchen/Diner 18'08 x 8'08 (5.69m x 2.64m)



The kitchen is fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, there is an integrated oven with four ring hob and extractor above, and further space for a fridge freezer, washing machine and dishwasher. There is space for a dining table, electric heater and uPVC double glazed window.

Bedroom 1 9'11 x 11'06 (3.02m x 3.51m)



With uPVC double glazed window and electric heater.

Bedroom 2 9'09 x 9'10 (2.97m x 3.00m)



With uPVC double glazed window and electric heater.

Bathroom



Fitted with a three piece suite consisting of a panelled bath, wash hand basin and w.c. There is a uPVC double glazed window, extractor, tiled splashbacks and electric heater.

Outside
The flat benefits from two allocated parking spaces.

Services
Mains water, 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 leasehold with a lease term of 199 years from 2009.

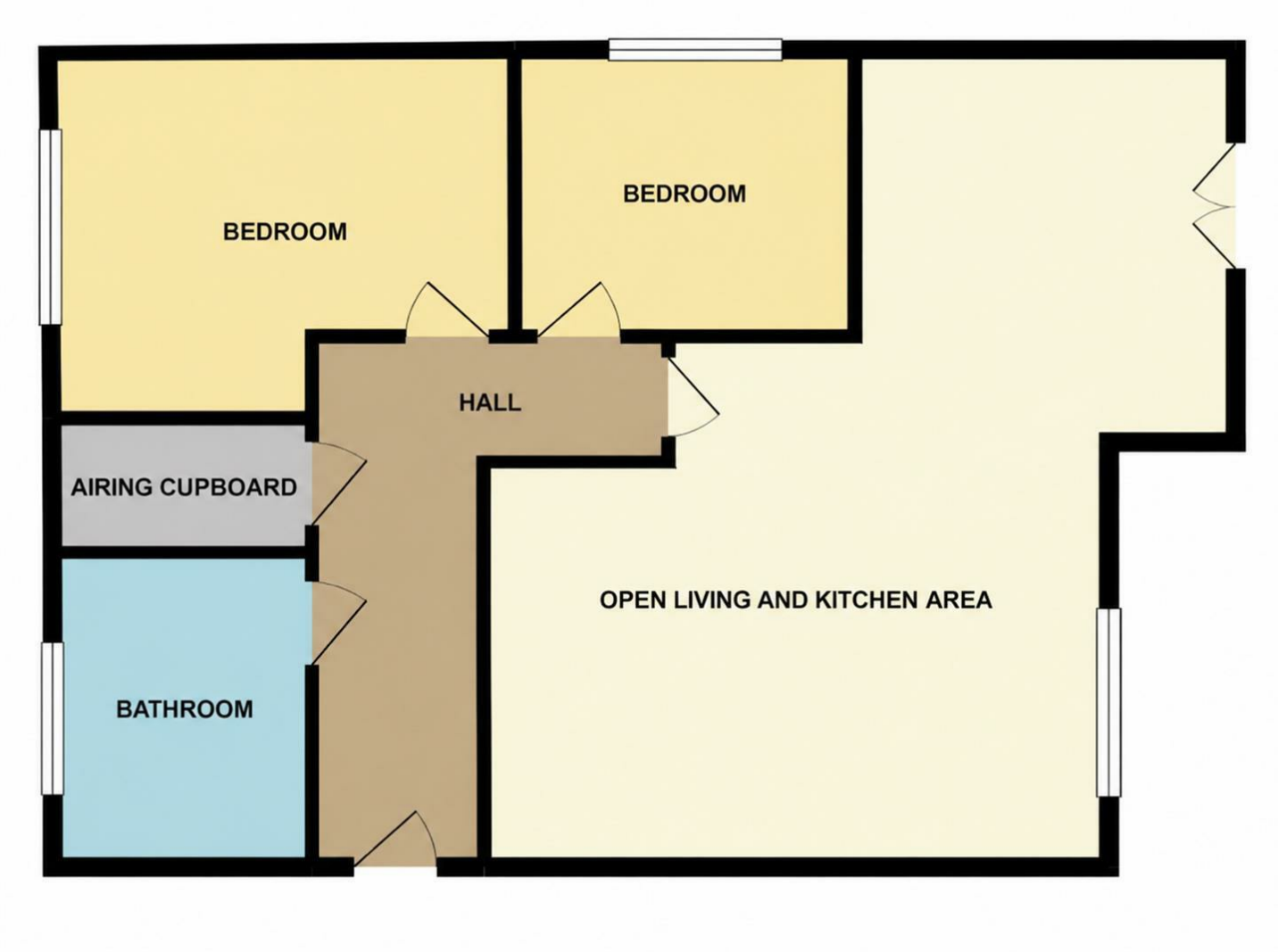
Brochure Prepared
October 2026.

Council Tax
East Lindsey District Council Tax Band A.

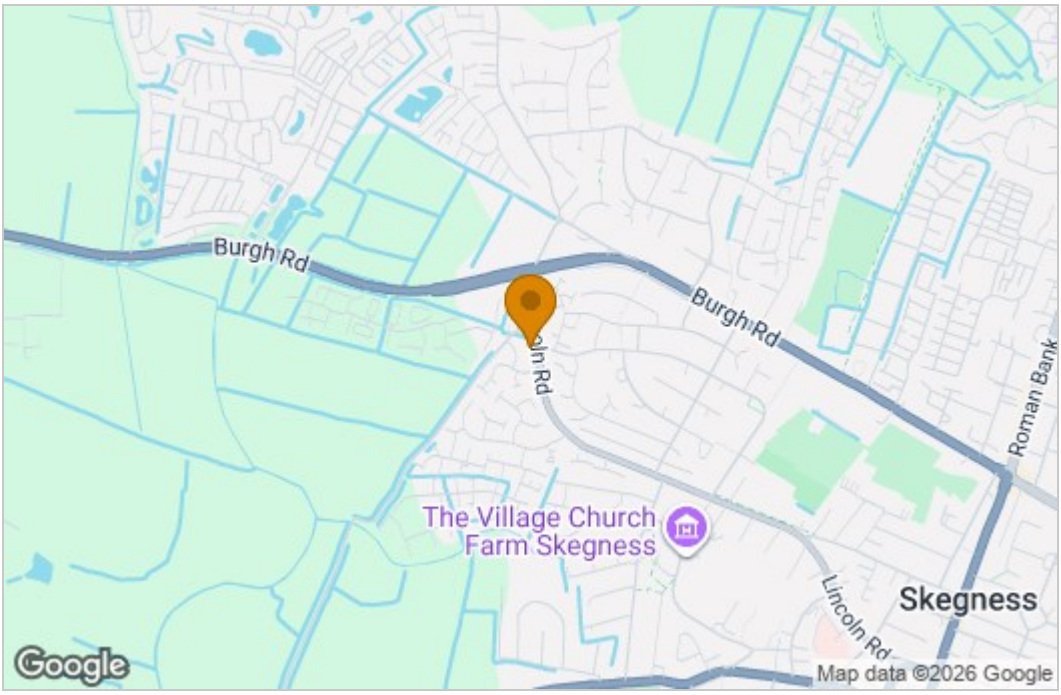
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

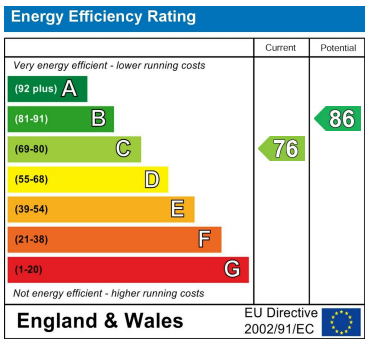
Floor Plan



Area Map



Energy Efficiency Graph



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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk