

54 SCARBROUGH AVENUE, SKEGNESS, LINCS, PE25 2TB



- EXCELLENT RESIDENTIAL INVESTMENT
- FREEHOLD DETACHED BLOCK OF 7 SELF CONTAINED APARTMENTS
- PRIME EDGE OF TOWN CENTRE LOCATION
- ALL WITH OWN ELECTRIC & WATER METERS, 3 WITH GAS CENTRAL HEATING
- PRIVATE GATED CONCRETE CAR PARK TO THE REAR
- REAR EXTENSION IN 2006

PRICE: £350,000

EPC Ratings D & E

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GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 Newland LN1 1XD
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Skegness is the principal Lincolnshire coastal resort with a population of around 18,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local primary and Grammar Schools have excellent reputations.

Scarborough Avenue is a pleasant tree lined street to the north of the town centre with good access to shops, schools, parks and the beach. It lies off Roman Bank and is considered a desirable location for residential investment.

TENURE

Freehold and subject to the existing 7 assured shorthold tenancies (copies held by the agents).

FLAT				RENT - £ Per Month
1	Ground Floor	1 Bed	47 m ²	£346.67
2	Ground Floor	1 Bed	m ²	£368.33
3	Ground Floor	1 Bed	m ²	£346.67
4	First Floor	1 Bed	m ²	£348.00
5	First Floor	1 Bed	m ²	£280.00
6	2 nd Floor	1 Bed	m ²	£340.00
7	2 Storey Built 2006	1 Bed	m ²	£351.00
				£2,380.67
				£28,568.04 p/a gross potential

Prospective purchasers should satisfy themselves regards the current rental income at the time an offer to purchase is made.

Due to the restrictions in January 2021 not all parts of the property were inspected by the agent but we are advised that the standard is broadly similar good tenantable condition. Of traditional construction under a pitched slate roof with a pitched slate roof extension (2006) to the rear. Majority pvc double glazing and fascias.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. All with their own electric coin or card meters, water meter and 3 have their own gas central heating systems.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness, 48 hours notice being required.



ACCOMMODATION

PORCH

With double glazed door, 2 built in cupboards, one with gas meters, one with electric meters.

MAIN HALLWAY

With Fire Alarm Panel, pvc door to the Car Park.

FLAT 1 (Ground Floor)

Entrance from main Hallway and door to a yard area; Hall; Lounge with Kitchenette; Bedroom; Bathroom.

FLAT 2 (Ground Floor East)

Entrance from man Hallway and door to garden area; Lounge; Kitchen; Bedroom; Bathroom.

FLAT 3 (Ground Floor West)

Entrance from main Hallway; Lounge; Kitchen; Bedroom; Shower Room

FLAT 4 (First Floor)

Entrance from main Hallway; Hall; Lounge; Bedroom; Bathroom; Sperate W.C; Kitchen.

FLAT 5 (First Floor)

Entrance from main Hallway; Hall; Lounge; Bedroom; Kitchen; Bathroom

FLAT 6 (2nd Floor)

Entrance from main Hallway; Hall; Lounge; Kitchen; Bedroom; Shower Room

FLAT 7 (2 Storey built in 2006)

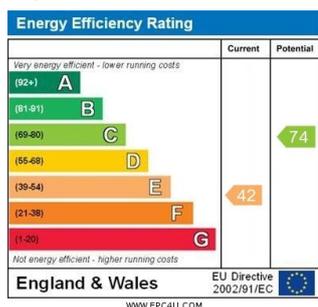
With ramped access from rear Car Park; Ground Floor Hall; Store; Bathroom; Bedroom; First Floor Living Room and open plan Kitchen.

OUTSIDE

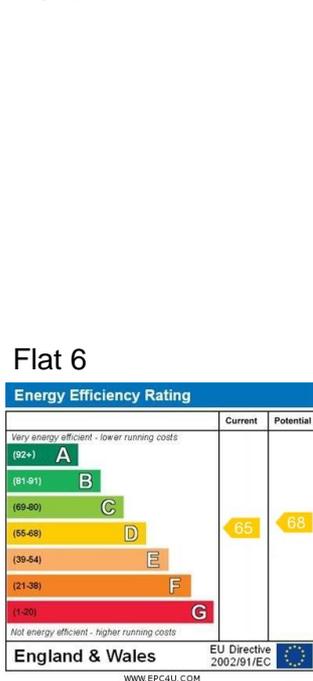
Paved and gravelled frontage. To the rear a private service road leads from Rutland Road to a gated and concreted car Park with space for bins.

ENERGY PERFORMANCE RATINGS

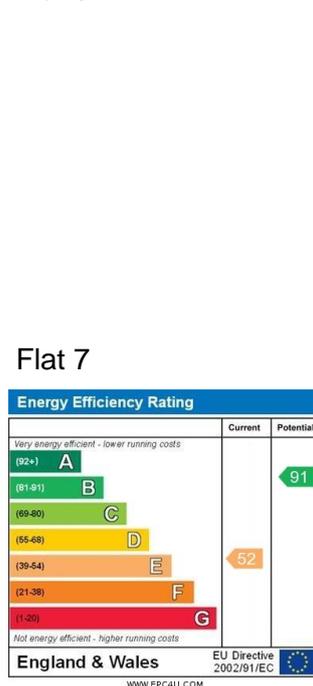
Flat 1



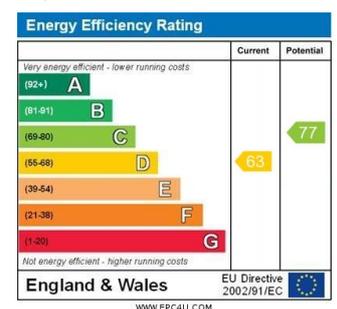
Flat 2



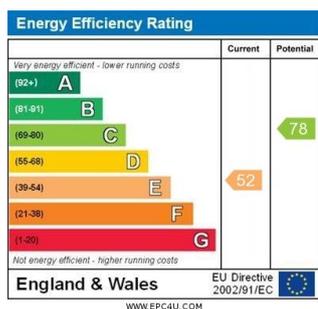
Flat 3



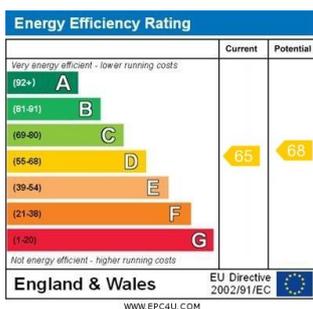
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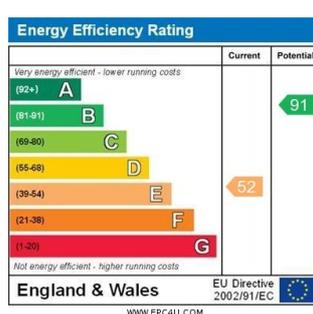
Flat 5

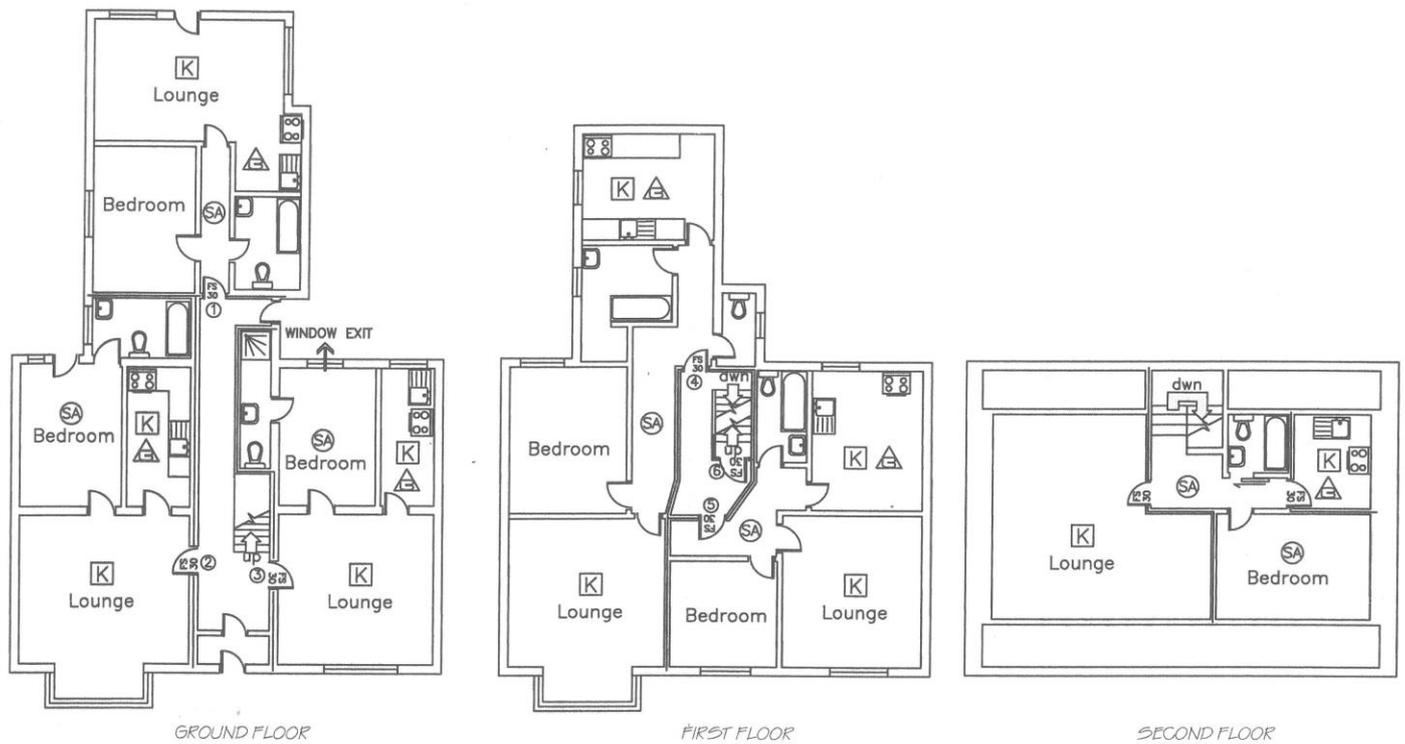


Flat 6



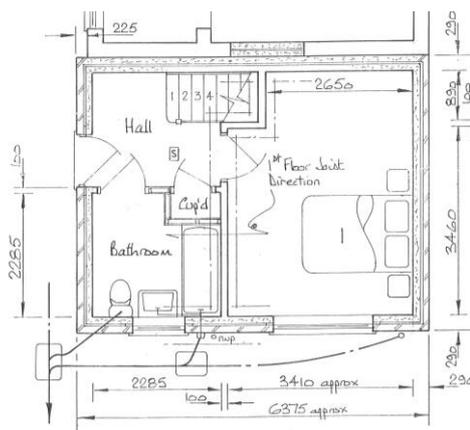
Flat 7



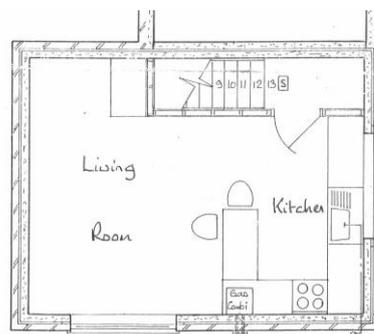


REAR FLAT

Ground Floor



First Floor



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

SURVEYS We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

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