

STONELEIGH HOTEL 67 SANDBECK AVENUE SKEGNESS, PE25 3JS



- CLOSE TO THE TOWN CENTRE AND SEAFRONT.
- BEAUTIFULLY PRESENTED 'BOUTIQUE' DETACHED HOTEL WITH 10 EN-SUITES.
- LOUNGE, 36' BAR/DINING ROOM, SUPERB KITCHEN
- PVC DOUBLE GLAZING, GAS CENTRAL HEATING
- SOUTH FACING SEATING AREA, COURTYARD TO REAR,
- PARKING FOR APPROX. 7 CARS.
- VERSATILE 2/4 BEDROOM OWNERS ACCOMMODATION WITH 18' LOUNGE/DINING ROOM AND MODERN BATHROOM
- EXCELLENT, WELL ESTABLISHED, GOOD TURNOVER.
- FOR SALE AS A GOING CONCERN.
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE STANDARD OF PRESENTATION & FIXTURES AND FITTINGS.

PRICE: £340,000

EPC Rating D

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T 01507 601633 F 603917
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34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
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10 The Broadway LN10 6ST
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www.tes-property.co.uk

Registered in England 03710262

LOCATION

From Turner Evans Stevens office in Skegness follow Roman Bank southwards into Lumley Road, the main shopping street and turn right into Drummond Road just before the Clock Tower. Take the second right turn into Sandbeck Avenue and the hotel lies on the right hand side.

ACCOMMODATION

RECEPTION HALL

Entrance is on the front elevation via a pvc entrance door with leaded glazed panel and leaded glazed side screen to either side. Radiator, dado rail, two wall and one pendant light fittings. Stairs leading off with built in cupboard under, drinks fridge and honesty bar.

GUEST LOUNGE

16'3" x 11'8" maximum into bay (4.96m x 3.54m) with pvc walk in bay window with blinds overlooking Sandbeck Avenue. Radiator, coving to ceiling, pendant light fitting, wood panelling to dado height.

DINING ROOM & BAR

36'2" overall into the bay x 10'7"/9'11" maximum (11.03m x 3.23/3.03m)

Lounge & Bar with bay window overlooking Sandbeck Avenue, 3 further pvc windows. 3 radiators, coved ceiling. Attractive built in BAR with lighting canopy above, shelving, recessed spotlights to ceiling.

KITCHEN

20'8" x 9'4" (6.35m x 2.85m) minimum with pvc window to south elevation, re-fitted with a lovely range of base and wall cupboards, 2 tall cupboards, 1 ¼ bowl single drainer stainless steel sink unit and mixer tap, roll edge work surfaces. Stainless steel hand basin, attractively tiled walls. Two gas hobs with 3 stainless steel chimney canopies above, 3 fluorescent lights, Xpelair extractor fan, dishwasher, Victor hot cupboard, commercial upright Fridge and Freezer, 2 built in electric ovens with grills, Lincat hot water dispenser, Insect-zapper, radiator, ½ door to:-

HALLWAY

Glazed door with side screen giving access to the bedroom and bathroom.

REAR PORCH

Added 2019 of pvc construction with ceramic tiled floor leading through to the:-

OFFICE / UTILITY ROOM

Plumbing for automatic washing machine. Ideal Mexico gas boiler for the central heating, central heating control panel, shelving. Door giving access to the rear of the Bar, small single glazed window, telephone point, tiled floor, electric fuses, fire alarm control panel.



OWNERS ACCOMMODATION

LOUNGE

16'7" x 13' maximum (5.05m x 3.96m) with metal double glazed patio door giving access to the rear patio. Two covered radiators, wall and ceiling light points, 2 T.V points, wood laminate floor. A storage cupboard leads off under the stairs with light and power. Door to:-

OFFICE / BEDROOM 4

10'6" x 9'1" (3.21m x 2.77m) with radiator and built in wardrobes, connecting to Bedroom 1.

OWNERS BEDROOM 1

Kingsize, Bunks or Twin 15' x 8'8" (4.56m x 2.63m). With access from rear courtyard via the parking area and pvc door, pvc window, radiator, T.V. aerial point.

EN-SUITE BATHROOM

8'5" x 5'7" (2.56m x 1.70m) With W.C and vanity handbasin in a nice suite of furniture, radiator, tiled walls, bath with mixer tap and hand shower attachment over, opaque pvc window, shaver light.

FIRST FLOOR LANDING

With pvc window and doors leading off, radiator.

OWNERS BEDROOM 2 / GUEST BEDROOM 4

11' x 12'10" (3.35m x 3.91m) maximum wall to wall being shaped, with pvc window with vertical blind to side elevation, radiator and artex to ceiling, T.V. aerial point, built in wardrobe.

EN-SUITE SHOWER ROOM

With tiled shower and screen door, pedestal hand basin, W.C, extractor, radiator and tiled walls.

OWNERS BEDROOM 3 / GUEST BEDROOM 3

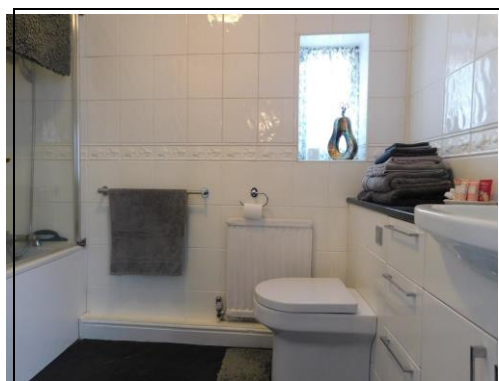
(currently used by the owners as a suite but available for guest use as a family suite)

Bedroom / Dressing Room 9'9" x 7' including wardrobes. (2.98m x 2.14m) with mirror fronted built in wardrobe to one wall, radiator, pvc window, steps to:

Bedroom 8'8" x 9'4" (2.64m x 2.84m) with pvc window, radiator.

BATH & SHOWER ROOM

being beautifully fitted with a bath with centre taps, hand basin, W.C with concealed cistern set in a range of built in furniture to include cupboards, wall units, lighting pelmet above a vanity mirror, attractive full wall tiling and large shower area with mains shower, recessed spotlights (on separate controls) to the ceiling, cupboard with matching doors, ladder towel radiator, opaque pvc window.



GUEST BEDROOMS

All rooms are beautifully furnished with matching upholstery, lovely furniture and carpets and general arrangement of beds is described. All rooms include tea making facilities and flat screen T.V.

GROUND FLOOR

LOBBY

ROOM 1

15'9" x 9'6" (4.80m x 2.89m) overall. Twin with radiator, T.V. aerial point, pvc window, **En-Suite Shower Room** With tiled shower enclosure with screen door, W.C. and handbasin, extractor, tiled walls.

1ST FLOOR LANDING

with radiator, pvc window with vertical blinds, dado rail, built in storage cupboard and stairs leading off.

ROOM 2

11'2" x 9'7" (3.40m x 2.92m). Double with radiator, T.V aerial point and flat screen T.V, pvc window. **En-Suite Bathroom** 7'1" x 6' (2.15m x 1.82m) with bath with shower over, W.C., handbasin, shaver light, radiator and opaque pvc window, extractor, tiled walls and floor.

ROOM 5

14'9" x 10' plus bathroom (4.49m x 3.04m) Luxury Double with radiator, T.V aerial point and flat screen T.V, 2 pvc windows with vertical blinds.

En-Suite Bathroom With bath with shower over, W.C., handbasin, shaver light, radiator, opaque pvc window, tiled walls and floor.

ROOM 6

13'11" x 10'8" overall (4.24m x 3.25m) Twin with radiator, T.V aerial point and T.V, pvc window to the front elevation.

En-Suite Shower Room with tiled enclosure with screen door, W.C. handbasin, shaver light, opaque pvc window, heated towel rail, tiled walls.

ROOM 7

8'4" x 11'8" being shaped (2.54m x 3.55m) Small Double with radiator, flat screen T.V, pvc bay window to the front elevation.

En-Suite Bathroom 7'1" x 5'3" (2.15m x 1.60m) With bath with Triton Shower over, W.C., handbasin, shaver light, radiator, extractor fan, tiled walls.

2ND FLOOR LANDING

With access to roof space and dado rail.

ROOM 8

11'5" x 14'11" / 12'9" being shaped (3.47m x 4.54m/3.88m) Luxury Double with radiator, T.V aerial point and T.V, pvc window with vertical blinds, built in wardrobe, sitting area with chairs.

En-Suite Shower Room With large tiled corner entry shower enclosure, W.C. handbasin, shaver light, radiator, opaque pvc window, extractor, chrome vertical towel radiator, lovely tiled walls and floor, illuminated mirror.



ROOM 9

10'5" x 9'7" being shaped (3.17m x 2.92m) Double with radiator, flat screen T.V, pvc window.

En-Suite Shower Room 6'4" x 5'8" (1.93m x 1.72m) with large tiled corner entry shower cubicle, W.C, handbasin, shaver light, chrome vertical towel radiator, extractor fan, access to eaves roof space, tiled walls and floor.

STORE / DRYING ROOM

With shelving and housing the main copper hot water cylinder fitted with immersion heater, access to roof space..

LAUNDRY ROOM

With plumbing for automatic washing machine, space for dryer, and pvc window, radiator, extractor, built in linen cupboard, extractor.

OUTSIDE

To the front of the property there is attractive stone cladding and a south facing patio area and signage.

To the side of the property there is a block paved parking area with parking for approximately 7 cars.

To the rear block paved patio area and drying area which gives access to the owners accommodation and annexe/bedroom 4, cold water tap, exterior lighting.

TENURE

Freehold

ASSESSMENTS

Rateable Value - £5,360

Council Tax will be payable upon the owners accommodation.

As taken from the Valuation Agency Office website.

SERVICES

None of the services or service installations have been inspected or tested by the agents and purchasers should rely on their own survey.

VIEWING

By appointment with Turner Evans Stevens office in Skegness

INCLUSIONS

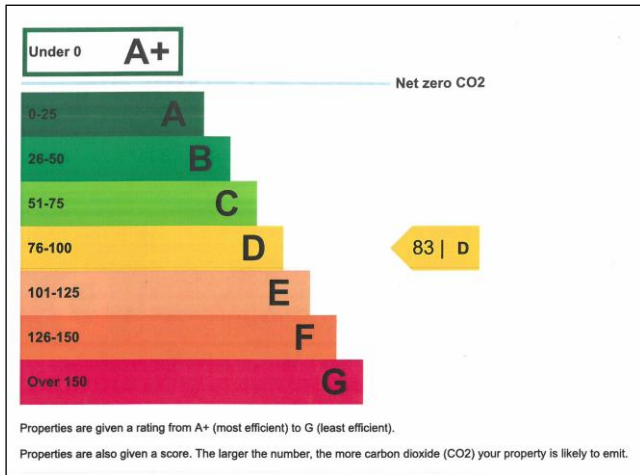
For sale as a going concern complete with fixtures, fittings and equipment. The owners personal possessions, some of which are within the hotel, are not included within the sale. An inventory will be prepared at the time a sale is negotiated.

ACCOUNTS

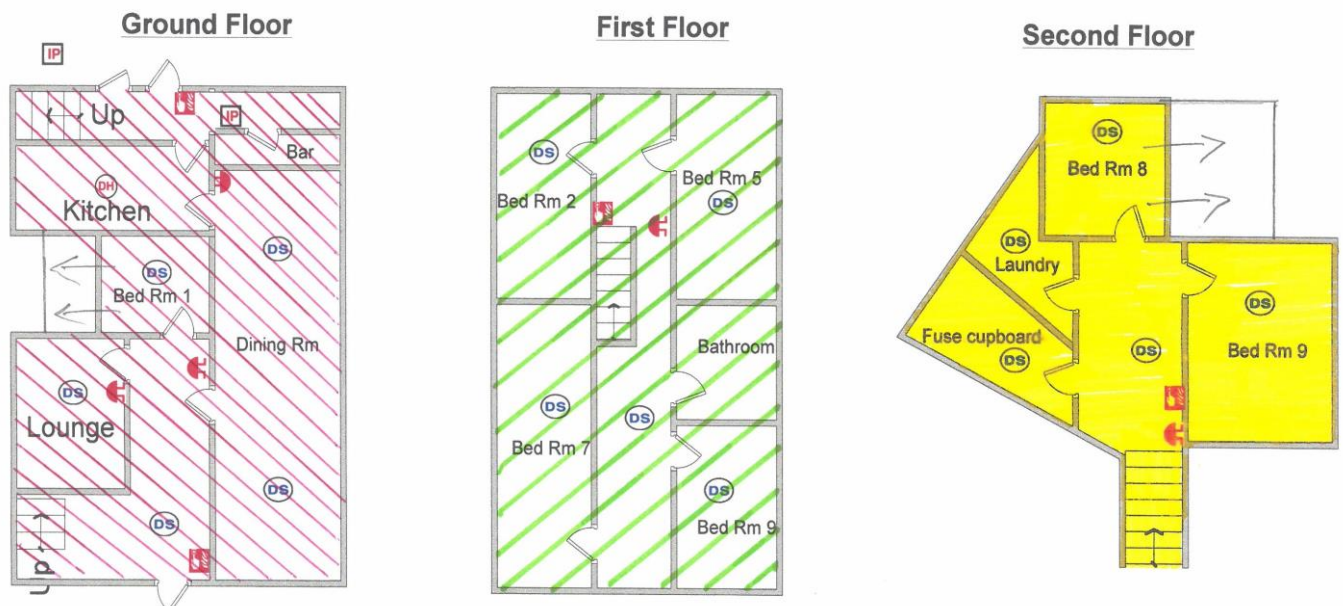
Accounts may be made available to bona fide enquirers who have viewed the property. It is understood that the accounts are based on letting 7 bedrooms.



EPC RATING



FLOOR PLANS – For identification purposes only (not to scale)



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

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