

STEPPING STONES, 4 CASTLETON BOULEVARD SKEGNESS, PE25 2TY.



A well presented Freehold Guest House with 6/7 En-suite centrally heated Bedrooms in a prominent location very close to the Seafront and town centre amenities.

The accommodation includes
 Porch, Reception Hall, 24' Lounge/Bar, large Dining Room, large modern Kitchen, Laundry, pvc double glazing, gas central heating. Excellent Owners Accommodation with Hall, re-fitted Dining/Sitting Kitchen, Bathroom, Lounge & 2 Bedrooms. Garden to rear and frontage parking.

EPC Ratings C

PRICE: £275,000

TURNER
 EVANS
 STEVENS
 LIMITED
 Estate Agents
 Valuers
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GRIMSBY
 21 St Mary's Gate DN31 1JE
 T 01472 362020 F 362040

LOUTH
 6 Cornmarket LN11 9PY
 T 01507 601633 F 603917

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

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

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Castleton Boulevard lies to the north of the town centre and runs from the traffic lights on Roman Bank to the Sea Front, being prominently located and well positioned for town centre and holiday amenities.

ACCOMMODATION

Entrance is on the front elevation with a brick paved ramp to the

ENCLOSED PORCH

with pvc door and windows, tiled floor and light and an inner pvc door and windows leads to the:

RECEPTION HALL

19'3" x 8' maximum including stairs (5.88m x 2.44m) with CCTV. radiator, stairs leading off with built in cupboard under housing the electric meter, electric fuses and gas meter. Fire alarm control panel.

LOUNGE/BAR

24'8" x 12' approximate including bay (7.51m x 3.65m)

Lounge Area with pvc square bay window to the front elevation, 2 radiators, log burner in a decorative tiled fireplace surround, T.V aerial lead. Bar Area with pvc bay window to the side with built in bench seating, bar stools and tables, extractor, 2 ceiling fan/lights. Corner Bar with shelving, optics, drinks chiller, and polished wood front.

DINING ROOM

20'10" x 9'10" (6.36m x 3m) with pvc window to the front elevation, 3 wall lights, 2 radiators, wood panelling to dado height, seating for upto 14 at 6 tables.

KITCHEN

18'2" x 17'4" minimum approx including the Laundry (5.54m x 5.28m) Fitted with white high gloss base and wall units, roll edge worksurfaces with tiled splashbacks, radiator, space for dishwasher, stainless steel sink unit, stainless steel hand basin, 5 ring Leisure gas cooker with stainless steel hood above, warming ovens, space for fridge and freezer, small fridge, tiled floor, pvc window and door to the rear.

LAUNDRY ROOM

with automatic washing machine, gas central heating boiler for Hotel (except Room 7 and Lounge).

OWNERS ACCOMMODATION

HALL

with pvc doors to front and rear, gas central heating boiler (for central heating/hot water for living accommodation and heating for Room 7 and Guest Lounge).

INNER HALL

with radiator, artex and coving to ceiling.

BATHROOM

8' x 6'6" (2.41m x 1.98m) attractively re-fitted with bath with screen and shower over, waterproof surrounds, pvc window, hand basin in a vanity unit, W.C, extractor, radiator.



BEDROOM 2

10'1" x 6'2" (3.08m x 1.90m) with radiator, pvc window.

BEDROOM 1

10'1" x 9'4" (3.07m x 2.85m) With radiator, pvc window.

LOUNGE

13'3" x 9'10" (4.05m x 3.02m) with radiator, light tunnel, door to Hall, pvc door to the Kitchen.

DINING KITCHEN

18' x 10'5" (5.48m x 3.25m) with pvc patio doors and windows to the rear garden, radiator, skylight with Velux double glazed window, tiled floor and attractively fitted with modern high gloss base and wall cupboards, tiled splashbacks, sink unit with mixer tap over, 4 ring ceramic hob with cooker hood above, built under oven, integrated fridge.

OUTSIDE

There is tarmac parking (for upto 4 cars) to the front and a gated block paved path leads to the rear with paved patio, Exterior lighting, SHED, gazebo with light and power providing separate access and path (with cold water tap) to the owners accommodation.

GUEST BEDROOMS

GROUND FLOOR

BEDROOM 7

15' x 12' (4.57m x 3.65m) Double and Single – with pvc window, radiator.

EN-SUITE SHOWER ROOM with tiled shower enclosure with folding screen door, hand basin with shaver light, tiled surrounds, radiator, W.C, extractor, pvc window.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

9'9" x 14'6" (2.97m x 4.42m) Twin – with pvc window to the front elevation, radiator, T.V.

EN-SUITE SHOWER ROOM

with tiled shower enclosure, hand basin, W.C and extractor.

BEDROOM 2

9'10" x 13' maximum (3.00m x 3.96m) Double – with pvc window to the rear elevation, radiator, T.V.

EN-SUITE SHOWER ROOM

with shower enclosure, hand basin, W.C and extractor.

BEDROOM 3

10' x 15'5" maximum (3.05m x 4.69m) Double – with pvc window to the rear elevation, radiator, T.V.

EN-SUITE SHOWER ROOM

with tiled shower enclosure, hand basin, W.C, pvc window, wall heater, tiled floor.



BEDROOM 4

12' x 11' maximum (3.65m x 3.35m) Double – with pvc side window, radiator, T.V.

EN-SUITE SHOWER ROOM

with tiled shower enclosure, hand basin with shaver light, W.C, extractor.

BEDROOM 5

14'10" x 12' maximum (4.52m x 3.65m) Double & Single – with pvc window, radiator, T.V.

EN-SUITE SHOWER ROOM

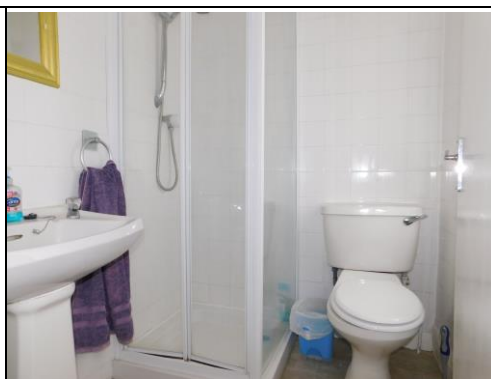
with tiled shower, hand basin, W.C, extractor, shaver light.

BEDROOM 6

8'8" x 8' maximum being shaped (2.64m x 2.43m) Single – with pvc window to the front elevation.

PRIVATE SHOWER ROOM

with shower enclosure, hand basin, W.C, opaque pvc window, built in linen cupboard housing the hot water cylinder (all hotel rooms and kitchen), access to roof space



TENURE

Freehold. Vacant possession available upon completion of the sale.

SERVICES

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

ASSESSMENTS

Rateable Value - £4,250

As taken from the Valuation Office Agency Website. Enquiries should be made with ELDC regarding rates payable any relief you may be entitled to. Council Tax band 'A' will be payable upon the owners accommodation.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.

FIXTURES & FITTINGS

The property is offered equipped for sale as a going concern with the exception of the owners private possessions. An inventory to be prepared at the time a sale is arranged.

ACCOUNTS

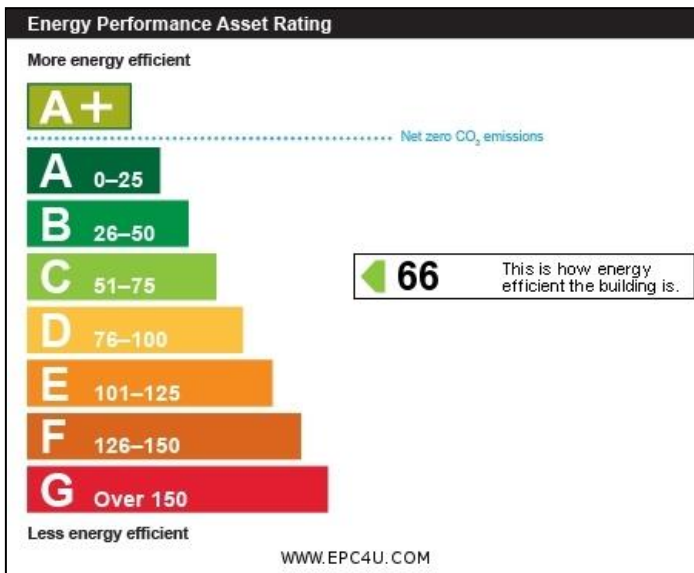
May be made available to bona fide purchasers who have viewed the premises. The current owners have been there for 12 years and traded until October 2019.

LICENCES

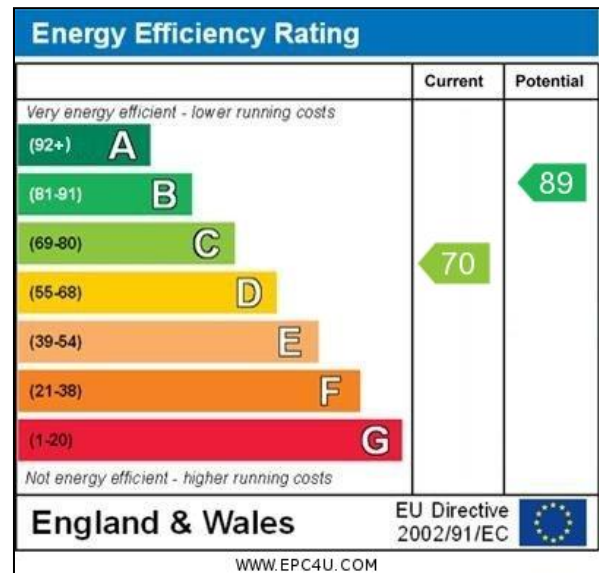
The agents have not inspected the Premises Licence and prospective purchasers should satisfy themselves regarding the existence of same.

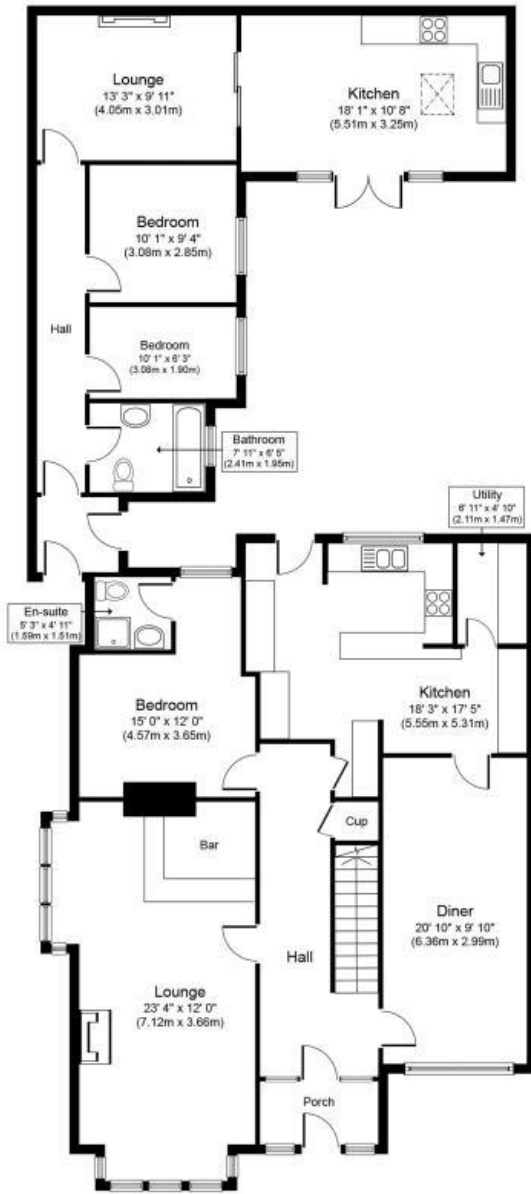
ENERGY RATINGS

HOTEL

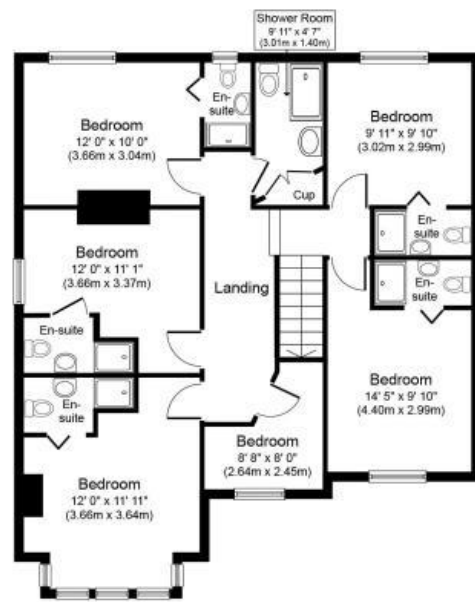


OWNERS ACCOMMODATION





Ground Floor
Approximate Floor Area
1,858 sq. ft.
(172.6 sq. m.)



First Floor
Approximate Floor Area
949 sq. ft.
(88.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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