

CLARENDON LODGE, 20 CASTLETON BOULEVARD, SKEGNESS, LINCS, PE25 2TX



TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

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

A well presented and attractive detached Licensed Guest House in a prominent position convenient for the Foreshore and Town Centre.

10 Suites (12 Bedrooms) all centrally heated (5 ground floor, 3 with Wet Rooms). Proprietors 'Penthouse' Flat. Pvc double glazing and gas central heating, garden area, Car Parking. Large Dining Room, Large Bar lounge, Kitchen & Laundry

Excellent trade

NO CHAIN

PRICE: £360,000

LOCATION

Castleton Boulevard is located to the north of Skegness town centre, running eastwards from the traffic lights on Roman Bank to North Parade. The Clarendon Hotel is on the south side of the Boulevard.

ACCOMMODATION

GROUND FLOOR

Entrance is on the front elevation via upvc double glazed Edwardian style **PORCH** with metal double glazed doors and wall lights and through an inner pvc glazed door with side screens into:-

RECEPTION HALL

with attractive beam features and Reception area with recessed downlighting, radiator, telephone point, Fire alarm control panel, understairs cupboard, stairs leading off and passage to ground floor bedrooms and Bathroom.

DINING ROOM

16'7" x 12'4" (5.05m x 3.75m) maximum including chimney breast and bay. With pvc walk in square bay window to the front elevation, two coloured leaded glazed side hexagonal windows, radiator, feature inglenook beam and faux mantle shelf and beamed ceiling.

GAMES ROOM / BAR

21' / 29'7" x 20' (6.40m/9.01m x 6.09m) maximum being shaped into bay with upvc double glazed square bay window overlooking Castleton Boulevard, beam feature to ceiling with down lights and delph rack, serving hatch to kitchen, double leaf radiator and open plan with the BAR with built-in and loose seating, vaulted beamed ceiling with recessed downlights, 2 radiators and attractive bar area with pumps, 2 drinks chillers. *N.B. The Pool Table and lighting gantry is included in the asking price but the Wurlitzer, 2 'antique' bandits and Penny Flicker machines are available by separate negotiation.* Door from rear of bar area to:

REAR OFFICE / FREEZER ROOM

13'8" x 7'1" (4.16m x 2.15m) With radiator, chest freezer, upright freezer, fridge freezer, shelving, built in cupboard/desk, radiator, passage to cooking area and exterior.

KITCHEN

In two areas:-

1. Cooking Area 11'5" x 9'1" (3.47m x 2.77m) Classic double oven with six gas rings and grill with stainless steel extractor fan over. Velox grill and griddle, double deep fat fryer. Fagor dishwasher, stainless steel 11/4 bowl sink, pvc window and leading to the rear lobby and pvc door to exterior.
2. Serving Area 10'11" reducing to 9'10" x 8'4" (3.32m/2.99m x 2.54m) with hot cabinet, stainless steel food preparation areas, stainless steel double drainer sink unit, wall mounted hand basin, range of wall units, Burco water boiler, microwave, hatch to Dining Room.

LAUNDRY ROOM

9' x 5'6" (2.74m x 1.67m) With opaque pvc double glazed window, space for washing machine, dryer, linen shelving, Worcester gas central heating boiler (central heating and hot water for main building), Ariston gas central heating boiler (kitchen and rear extensions).



GUEST BEDROOMS

All rooms with T.V and tea and coffee making facilities.

REAR HALL with **STORE** and obscure pvc door to rear.

W.C

With toilet, hand basin, extractor.

ROOM 8

Single – With radiator, pvc window, built-in wardrobes.

EN-SUITE SHOWER ROOM With tiled shower, W.C, hand basin and shaver light, extractor.

ROOM 9

Annie's Room - Single – With pvc double glazed window, radiator.

EN-SUITE W.C

With W.C, hand basin and shaver light, tiled splashbacks, opaque pvc window, Dimplex heater.

PRIVATE SHOWER ROOM (for Room 9)

With shower enclosure, waterproof walling, hand basin, W.C, extractor.

ANNEXE SUITE

Sitting Room 8'8" x 8'5" (2.64m x 2.56m) with radiator, wide pvc door to the rear patio with side window.

Bedroom 11' x 8'9" (3.35m x 2.66m) Twin – with radiator, pvc window.

En-Suite Wet Room 8'6" x 5'11" (2.59m x 1.80m) fitted with tiled walls and flush floor with corner shower with screens, W.C, low level hand basin, recessed spotlights to coved ceiling, opaque pvc window, Dimplex wall heater.

Access from rear garden area to a covered VERANDAH with pvc clad ceiling and lighting.

ROOM 12

Cathy's Room - Triple – 13'8" x 11'5" (4.08m x 3.47m) with pvc window, radiator, pvc entrance door.

EN-SUITE WET ROOM 6'5" x 7'9" / 6' (1.95m x 2.36m/1.82m) With corner tiled shower area with drain and hand rails, hand basin, W.C, tiled surround, radiator, extractor.

BEDROOM 12A

Dorothy's Room - Triple – 11'5" x 13'5" (3.47m x 4.08m) with pvc window, radiator, pvc entrance door.

EN-SUITE WET ROOM 6'5" x 7'8" / 6' (1.95m x 2.33m/1.82m) With corner tiled shower area with drain and hand rails, hand basin, W.C, tiled surround, radiator, extractor, opaque pvc window.

1ST FLOOR LANDING

With radiator, built in cupboard.

SUITE

Bedroom 1 Twin – with pvc window, radiator.

En-Suite Shower Room With tiled shower, hand basin and shaver light, W.C, opaque pvc window.

Bedroom 2 Double - with pvc double glazed bow window, radiator.



BEDROOM 3

Double & Twin (2 rooms) – with pvc square bay window, 2nd pvc window, radiator.

EN-SUITE SHOWER ROOM With W.C, hand basin and shaver light, tiled shower enclosure, radiator, extractor.

BEDROOM 5

Double & Single – with pvc square bay window to the front elevation, radiator.

EN-SUITE SHOWER ROOM With W.C, hand basin and shaver light, radiator, tiled shower enclosure with screen doors, extractor.

BEDROOM 6

Double – with pvc window, radiator.

EN-SUITE SHOWER ROOM With W.C, hand basin and shaver light, tiled shower, extractor.

BEDROOM 7

Double – With pvc double glazed window, radiator, pvc stable door to fenced decking patio, access to fire escape.

EN-SUITE SHOWER ROOM With low flush W.C, hand basin, tiled shower, radiator, opaque pvc window, tiled walls.

2ND FLOOR

OWNERS FLAT

HALLWAY

With new pvc door to Fire Escape.

LIVING ROOM

17'9" x 14'4" (5.41m x 4.36m - maximum dimensions) being shaped and with reduced ceiling heights at room edges, pvc double glazed dormer window overlooking Castleton Boulevard, exposed beamed feature to ceiling and panelling to dado height, sofa and bed settee

DOUBLE BEDROOM

13'4" x 7' (4.06m x 2.13m) maximum with reduced headroom at eaves, sealed unit double glazed skylight window, walk-in cupboard with hanging space.

KITCHEN

7'7" x 5'4" (2.31m x 1.62m) Fitted with roll edge work surfaces, stainless steel single drainer sink unit, appliance space, upvc double glazed window, tiled splashbacks, base and wall units, electric cooker.

BATHROOM

5'10" x 5'4" (1.78m x 1.62m) With bath, tiled surrounds, W.C, handbasin, opaque pvc double glazed window, heated towel rail/radiator, extractor.

OUTSIDE

To the front is parking for upto 5 cars.

A gate leads from the front to the rear of the property where there is a pleasant patio garden area, yard area with cold water tap, exterior lighting, a ramped entrance to rooms 12 & 12A. There is also a large decking patio area with access from the fire escape and Room 7. Lean-to park and charge for mobility scooters. Shed.



TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

ASSESSMENTS

Rateable Value - £6,100

Interested parties should make their own enquiries about business rates exemptions or reliefs.

ACCOUNTS

May be made available to bona fide enquirers who have viewed the property.

INCLUSIONS

For sale as a going concern with the exception of the owners personal possessions.

PREMISES LICENCE

Prospective purchasers to satisfy themselves regarding existence of same.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.



MEASUREMENTS are approximate with the metric conversation 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.

INTERNET All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our offices.

DISCLAIMER Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.