

(SUNNYSIDE LETS) 25 GROSVENOR ROAD, SKEGNESS, PE25 2DB



- GROUND FLOOR SELF CONTAINED APARTMENT
- 4 HOLIDAY LETTING UNITS WITH ELECTRIC HEATERS
- THREE FLOORS OF ACCOMMODATION
- REAR SOUTH FACING GARDEN
- FRONT PARKING
- CONVENIENT LOCATION CLOSE TO TOWN

PRICE: £155,000

EPC Ratings

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EVANS
STEVENS
LIMITED**

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Also

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SKEGNESS

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Registered in England 03710262

This extended property was built as a house and has been used as 5 residential units and most recently as 4 holiday letting units plus a spacious ground floor residential flat.

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.

From Hunters Turner Evans Stevens office in Skegness turn right onto Roman Bank and immediately left into Grosvenor Road, the property lies on the left hand side.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With Fire Alarm panel, electric fuses.

FLAT 5

(in residential use) with an entrance from the Main hall or own entrance via the rear access road. With electric storage heating.

BEDROOM 12'7" x 10'7" (3.83m x 3.22m) maximum with door to understairs store with electric fuses.

KITCHEN With fitted kitchen, pvc window and pvc door to the garden.

INNER HALLWAY

SHOWER ROOM With shower enclosure, W.C, hand basin.

LOUNGE 14' x 9'9" (4.26m x 2.97m) With 2 pvc windows.

UNIT 1

BEDROOM 1 12'9" x 12'2" (3.88m x 3.70m) With pvc bow window to the front elevation, electric panel heater.

BEDROOM 2 10'9" x 7'3" (3.27m x 2.20m)

SHOWER ROOM 10'9" x 3.7" (3.27m x 1.09m) With shower, hand basin, W.C, extractor, waterproof walling.

FIRST FLOOR

STORE / UTILITY

12'5" x 6'4" (3.78m x 1.93m) With pvc window to the front elevation (former kitchen)

UNIT 2

KITCHEN etc with pvc window.

BEDROOM 10'9" x 7'9" (3.27m x 2.36m)

SHOWER & SEPARATE W.C



UNIT 3

BEDROOM 12'4" x 10' (3.75m x 3.04m) With pvc window to the front elevation.

KITCHENETTE / LIVING ROOM 12'4" x 9'10" (3.75m x 2.99m)

SHOWER ROOM 11' x 3'9" (3.35m x 1.14m) With hand basin, W.C, extractor, shower with waterproof walling, pvc window.

2ND FLOOR LANDING

UNIT 4

LOBBY with skylight window

SHOWER ROOM 9'7" x 3'3" (2.92m x 0.99m) with W.C, hand basin, pvc window, shower enclosure.

BEDSITTING ROOM 16'2" x 11'4" (4.92m x 3.45m) with W.C, hand basin, shower, 2 pvc windows to the front elevation, electric storage heater.

BREAKFAST KITCHEN 9'8" x 6'3" (2.94m x 1.90m) With fitted kitchen, pvc window to the rear elevation.

OUTSIDE

To the front is a drop kerb and car space. To the rear, access is via the rear service road and a brick arch and gate to a mainly paved garden/yard giving access to the ground floor apartment.

TENURE

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

SERVICES

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.

RENTAL INCOME

Available on application and understood to be based mainly on the rent for Flat 5 and mainly on lettings for 3 nights – Thursday, Friday and Saturday on Units 1 – 4.



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

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