



THE CEDARS, 7 ALGITHA ROAD, SKEGNESS, LINCS, PE25 2AG

A substantial & deceptive sized 10 Bedroom property in a quieter location in the town centre with frontage parking.

Currently operated as an 8 Bedroom Guest House with Ground Floor Flatlet, Lounge & Bar/Dining Room plus 2 Bedroomed Owners Accommodation with Bathroom, Shower Room, Lounge and Conservatory leading to a sunny south facing garden. Gas and electric heating, majority pvc double glazing. EPC Rating

PRICE:- £240,000

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

LOCATION

From Hunters Turner Evans Stevens office in Skegness follow Roman Bank southwards and take the second left into Alghitha Road. The property lies on the right hand side. It is close to town, schools, the beach and many holiday attractions.

Skegness is the principal Lincolnshire seaside resort with a resident population of around 20,000 persons, with substantial increases in the summer months with the influx of day visitors and holiday makers. Extended seasonal trading is now giving Skegness greater prominence as an all year round destination.

ACCOMMODATION

Entrance is on the front elevation via an

ENCLOSED PORCH

with and inner opaque glazed door to the:-

RECEPTION HALL

With built in cupboard housing the electric fuses and meter, radiator, stairs leading off with large built in cupboard.

LOUNGE

15'4" x 14' maximum (4.67m x 4.26m)

With pvc walk in square bay window to the front elevation, radiator, feature fireplace surround with inset gas 'coal flame' fire, wall and ceiling lighting, coving to ceiling, arched opening to the:-

BAR LOUNGE

14' x 12'2" minimum, plus bar (4.26m x 3.70m)

With radiator, plush upholstered bench and loose seating and beam effect to ceiling, large understairs storage cupboard, built in BAR with shelves, dining tables, door to:-

KITCHEN / DINER

22'7" x 9'7" (6.88m x 2.92m)

With owners dining and sitting areas and a range of base and wall units with roll edge worksurfaces with tiled splashbacks, range cooker with 5 gas rings and stainless steel chimney canopy above, inset 1 ½ bowl stainless steel sink unit, space for 2 fridges, integrated dishwasher, pvc window to the side elevation, pvc stable style door to owners accommodation.

STORE ROOM

4;2" x 9'2" (1.27m x 2.79m)

With shelving

GROUND FLOOR FLATLET

Sitting Room & Kitchen

15'4" x 13' maximum into bay and chimney breast. (4.67m x 3.96m)

With walk in pvc window to the front elevation, fitted base and wall cupboards, stainless steel sink unit, space for fridge freezer, modern Rointe heater.

Bedroom

12'4" x 11'3" maximum including En-Suite (3.75m x 3.42m)

With pvc window to the side elevation, modern Rointe heater.

En-Suite Shower Room

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

OWNERS ACCOMMODATION

INNER HALL

LOUNGE

12'6" x 11'3" maximum (3.81m x 3.42m)

With new Rointe heater, glazed french doors to the:-

CONSERVATORY

8'8" x 8'1" (2.64m x 2.46m)

With brick base, laminated wood flooring, light and power, pvc framed windows, polycarbonate roof and French doors to the garden.

BEDROOM 1

12'4" x 9'1" (3.75m x 2.76m) and being 21'2" x 9' overall to include the en-suite and office/sitting area. (6.45m x 2.74m)

With built in wardrobe forming a bed surround with top cupboards and bedside lights, electric storage heater and being open plan to the

DRESSING / OFFICE AREA

With pvc window to the rear elevation, door to:

EN-SUITE SHOWER ROOM

With tiled shower enclosure, hand basin, W.C, opaque pvc window.

BEDROOM 2

10'6" x 9'8" (3.2m x 2.94m)

With pvc window to the side elevation, radiator, built in wardrobes with dressing table.

BATHROOM

7'7" x 5'5" (2.31m x 1.65m)

With bath, hand basin, W.C, tiled walls, opaque pvc window, built in airing cupboard housing two gas central heating boilers (lower one for the ground floor and shower room, room 6, room 2 and landing and the higher one for the remainder of the house 1,4,5,7,8 & 9).

REAR LANDING

With single glazed window, fire exit door.

W.C

With toilet, opaque single glazed window.

BEDROOM 6

12'7" x 11'3" (3.83m x 3.42m)

Double - with pvc window to the rear elevation, T.V.

En-Suite Shower Room

7'11" x 5'5" (2.41m x 1.65m)

With hand basin, radiator, shower enclosure with pivot screen door, tiled surround, opaque single glazed window, separate W.C

FRONT LANDING

With door to the fire exit, radiator, fire alarm panel.

BEDROOM 1

11'4" x 12'1" (3.45m x 3.68m)

Single – with sitting area, radiator, pvc window to the rear elevation, T.V, shaver light.

En-Suite Shower Room

With toilet, hand basin, shower enclosure with screen door.

BEDROOM 2

14'8" x 11'4" (4.47m x 3.45m)

Double – with sitting area, T.V, radiator, bay window to the front elevation.

En-Suite Bathroom

8'8" x 4'4" (2.64m x 1.32m)

With bath, hand basin and shaver light, W.C, radiator, opaque single glazed window.

NO. 3

Linen cupboard with electric water heater for rooms 2 & 4

BEDROOM 4

12' x 12'2" (3.65m x 3.70m)

Twin – with sitting area, T.V, radiator, window to the front elevation.

En-Suite Bathroom

8'8" x 4'8" (2.64m x 1.42m)

With bath, hand basin and shaver light, W.C, radiator, opaque pvc window.

BEDROOM 5

14' x 12'2" overall (4.26m x 3.70m)

Double – with sitting area, T.V, radiator, pvc window to the rear elevation, shaver light.

En-Suite Shower Room

With tiled shower enclosure with corner entry screen doors, W.C, hand basin, extractor.

SECOND FLOOR LANDING

With pvc skylight window, access to roof space.

SUITE 7

Sitting Room

13'1" x 7'9" min plus dormer (3.98m x 2.36m)

With pvc dormer window to the rear elevation, radiator, opening to:-

Bedroom

7'7" x 10'3" min plus dormer (2.31m x 3.12m)

With pvc window to the front elevation, radiator.

En-Suite Shower Room

7'7" x 3'4" maximum (2.31m x 1.01m)

With water proof walling, shower enclosure, W.C, hand basin, shaver light.

BEDROOM 9

13'10" x 10'8" (4.21m x 3.25m)

With pvc window to the side elevation, radiator, recessed built in cupboard.

En-Suite Shower Room

7' x 7' (2.13m x 2.13m)

With water proof walling, shower enclosure, W.C, hand basin in a vanity unit, radiator, built in cupboard housing the insulated hot water cylinder (hot water for 7 & 9).

OUTSIDE

To the front is a block paved area for parking and a gated path leads to the rear with a pleasant paved sitting garden/yard area with raised walled flower beds, shed. Under the fire exit is a storage area with space for tumble dryer, power points and exterior lighting, cold water tap.

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 Hunters Turner Evans Stevens office in Skegness.

ASSESSMENTS

Rateable Value:- £5,100
Council Tax Band A will be payable on the owners accommodation. Taken from the Valuation Office website. Prospective purchasers should satisfy themselves regarding any relief they may be entitled to.

ENERGY PERFORMANCE RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



FLOOR PLAN (not to scale)
For identification purposes only

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

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