



47 Sutton Court, Skegness

£100,000



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**Willsons**  
SINCE 1842

47 Sutton Court,  
Skegness,  
Lincolnshire, PE25 2BH

### "AGENT'S COMMENTS"

*Sutton Court is a popular development for the over 55's benefitting from a communal entertaining room, laundrette and payable allocated parking available. Situated in the town centre of Skegness, close to the beach, shops and transport links, this ground floor apartment offers a spacious lounge, two bedrooms, modern shower room, storage shed and no onward chain.*

### LOCATION

*Skegness is a popular seaside resort having ample amenities including primary & secondary schools, college, a range of shops both national and local independents as well as several supermarkets, hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a variety of entertainment with pubs, bistros, restaurants and takeaways. Public transport links include bus services along the coast and inland to Boston or Lincoln and Skegness railway is located at the end of the line to Nottingham.*



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front Of Property

Approached over a block paved footpath leading to the front door, overlooking the communal areas of mature shrubs and to the cul-de-sac.

### Hallway

With carpeted flooring, electric storage heater and built in storage cloak cupboard.

### Lounge

13'9" x 11'14" (4.19m x 3.35m)

With carpeted flooring, electric storage heater and window to the front of the property.

### Kitchen

9'10 x 6'8" (3.00m x 2.03m)

With a range of base and wall units with tiled splashbacks, stainless steel sink and taps, space for cooker, vinyl flooring and window to the front of the property.

### Bedroom One

12'4" x 11'4" (3.76m x 3.45m)

With carpeted flooring, electric storage heater and window to the rear of the property.

### Bedroom Two

9'4" x 9'1" (2.84m x 2.77m)

With carpeted flooring, electric storage heater and window to the rear of the property.

### Shower Room

11'4" x 5' (3.45m x 1.52m)

With part tiled walls and mermaid boarding, large shower tray with glass screen and having electric shower over, WC and sink vanity storage unit, electric wall mounted fan heater, heated towel rail, built in airing cupboard, vinyl flooring and window to the rear of the property.

### Store/Outbuilding

Brick built store adjacent to the property with timber door entry.

### Communal Areas & Facilities

The communal gardens are predominately laid to grass with mature trees, shrubs and flower beds with block paved footpaths leading to the rear of the buildings. There is a communal lounge with various entertainment/clubs as well as guest facilities and a laundrette. The apartments also benefit from a 24 hour careline.

### Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 8336-6527-9600-0485-0226

### Services

We understand that mains electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'A' for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Tenure & Possession

The lease for the property is 125 Years from June 1989. A full copy is available on request from our Skegness office. The service charges for 2026 are £2,421.61 and ground rent is £170 (TBC).

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///giant.dared.flames



47 Sutton Court  
Skegness  
PE25 2BH



### FLOOR PLAN

TOTAL AREA: APPROX. 60.9 SQ. METRES (655.0 SQ. FEET)

### FLOORPLAN Not to scale – For identification purposes only

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.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

