



Red House Court, Park Avenue,

£110,000



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Willsons
SINCE 1842

Red House Court, Park Avenue,
Skegness,
Lincolnshire, PE25 2TF

"AGENT'S COMMENTS"

A fantastically located spacious first floor flat being within convenient distance of the local amenities and award winning sandy beaches of Skegness. The property benefits from a 27ft long garage, parking space, gas central heating and offered for sale with no onward chain.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary and secondary schools including a grammar and colleges. There are a range of shops, both national and local independents and several supermarkets. Skegness also has a hospital, doctor's and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including Fish and Chips. Bus services run along the coast and also to Boston, approx. 22 miles south-west and to Lincoln, approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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

Front of Property

The property has its own entrance accessed via concrete stairs.

Entrance Staircase

With carpeted flooring with window to side aspect.

Hallway

With intercom receiver, carpeted flooring, loft access and storage cupboard housing Viessmann boiler and having vent fitted for tumble dryer.

Kitchen

11'9 x 7'9 (3.58m x 2.36m)

With range of base and wall units, stainless steel sink with mixer tap, space and plumbing for washing machine, space for oven, vinyl flooring and window to front aspect.

Lounge

15' x 13'1 (4.57m x 3.99m)

With marble effect fireplace having electric inset fire, carpeted flooring and window to front aspect.

Bedroom One

12'4 x 9'1 (3.76m x 2.77m)

With built in sliding mirror fronted wardrobes, carpeted flooring and window to rear aspect.

Bedroom Two

12'4 x 8'2 (3.76m x 2.49m)

With carpeted flooring and window to rear aspect.

Bathroom

With bath having direct feed shower over, WC, sink, airing cupboard, vinyl flooring and window to rear aspect.

Garage

27'3 x 12 (8.31m x 3.66m)

With up and over door, power and light and allocated parking in front.

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/findenergycertificate Reference Number: 0360-2111-3010-2606-0651

Services

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

Tenure & Possession

The lease for the property is 999 years from the 1st June 1980. A full copy is available on request from our Skegness office. The maintenance fee and ground rent is currently £65 per month, changing to £75 per month as of November 2026.

Local Authority

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

Viewing

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

What 3 Words

///salad.coats.acting



Red House Court, Park Avenue, Skegness, PE25



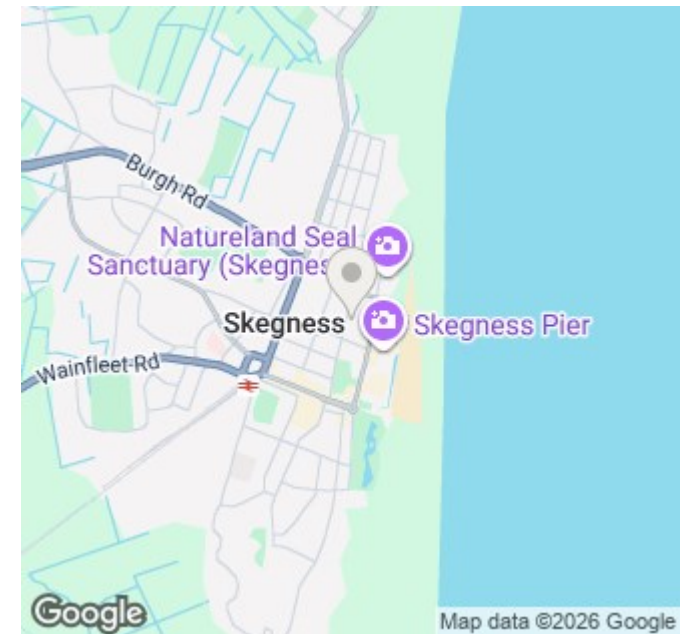
Approximate Area = 766 sq ft / 71.1 sq m
Garage = 328 sq ft / 30.4 sq m
Total = 1094 sq ft / 101.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Willsons. REF: 1515074

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.

