



Balmoral, 28 South Parade,  
Skegness, Lincs, PE25 3HW



**£300,000**

- GUEST HOUSE
- 7/8 EN-SUITE LETTING ROOMS
- LOUNGE, DINING ROOM & BAR
- 1/2 BEDROOM OWNERS ACCOM
- LAUNDRY / STORE
- FRONTAGE PARKING
- COURTYARD TO REAR
- SEAFRONT LOCATION
- FREEHOLD
- EPC RATING C



A beautifully presented "Boutique" style Guest House in a prime seafront location very close to the town centre and holiday amenities. The Guest House accommodation comprises of 7 En-suite Bedrooms, Dining Room, Lounge, Bar, W.C and 21' Kitchen. The owners accommodation to the lower ground floor has a Kitchen, Lounge, Dining Room, Bathroom, Laundry, En-Suite Bedroom (Guest Bedroom 8) and a further Bedroom. The property benefits from a Frontage parking and 4 rented car spaces to the rear, Courtyard garden, Gas central heating and pvc double glazing. EPC Rating C

## ACCOMMODATION

### UPPER GROUND FLOOR

Entrance is on the front elevation via a short flight of steps leading to an open arched Porch and a glazed door leading to the Hallway with coved ceilings, 2 radiators, fire alarm panel.

### GUEST DINING ROOM 4.7m x 4.01m (15'5" x 13'2")

With pvc bay window with foreshore and sea views, radiator, coved ceiling, wall and ceiling lighting, feature fireplace with wood surround and cast iron fireplace, seating for 12 at 6 tables.



### **GUEST LOUNGE 4.31m x 4.01m (14'1" x 13'2")**

With radiator, 2 ceiling fan/lights, pvc double doors with vertical blinds to:-

### **BAR/CONSERVATORY 4m x 3.05m (13'1" x 10'0")**

Being pvc framed and panelled inside, built in Bar with shelving, fridge freezer, optics, door to Lobby. N.B The agents note that whilst the bar could be used and is licensed they do not currently use it as a bar.

### **LOBBY**

With pvc door to a:-

### **BALCONY & ROOF TERRACE**

Facing west.

### **W.C**

With toilet, hand basin, light.

### **GUEST BEDROOMS**

General arrangement of beds indicated.

### **BEDROOM 7 4.41m x 2.79m (14'6" x 9'2")**

Double – with pvc window, radiator.

**SHOWER ROOM** with waterproof walling to the shower, tiled floor and walls.

**EN-SUITE W.C** With toilet, hand basin, radiator, extractor, tiled floor and surround.

### **1ST FLOOR LANDING**

With 2 radiators, Linen Store and built-in corner Cleaning cupboard.

### **BEDROOM 1 4.31m x 2.79m (14'1" x 9'2")**

Double – with shaver light, radiator, pvc window to rear elevation, built-in cupboard/wardrobe.

**EN-SUITE W.C** With opaque pvc window, toilet and radiator, hand basin, tiled floor and pvc surround.

### **SHOWER ROOM (private to room 1) 2.43m x 1.49m (8'0" x 4'11")**

With pvc panelled shower, hand basin, W.C, tiled floor and walls, extractor, radiator.

### **LAUNDRY STORE**

With light, electric point and shelving, radiator.

### **BEDROOM 2 4.29m x 2.08m (14'1" x 6'10")**

Twin – with pvc window to rear elevation, radiator, overbed lights.

**EN-SUITE SHOWER ROOM 4'11" x 6'5" (2.43m x 1.37m)** With pvc panelled shower enclosure with pivot screen door and shower, hand basin, shaver light, W.C, tiled floor and walls, opaque pvc window.

### **BEDROOM 3** 4.92m x 3.58m (16'1" x 11'8")

Double and Single - with pvc bay window with sitting area and sea view, radiator.

**EN-SUITE SHOWER ROOM** 8' x 4'6" (2.43m x 1.37m) With pvc panelled shower enclosure with pivot screen door and shower, W.C, hand basin and shaver point. Opaque pvc window, electric towel rail, tiled floor and walls.

### **2ND FLOOR LANDING**

With radiator, pvc window to the rear elevation, access to roof space with wood double glazed Velux window, drop down ladder.

### **BEDROOM 4** 4.31m x 3.73m (14'1" x 12'2")

Double – with sitting area, pvc window to the rear elevation, radiator.

**EN-SUITE SHOWER ROOM** With pvc panelled shower enclosure and pivot screen door and shower, hand basin and shaver point, W.C, opaque pvc window, electric heater/towel rail and tiled floor, tiled walls.

### **BEDROOM 5** 4.31m x 3.22m (14'1" x 10'7")

Double - with sea view, pvc window, radiator

**EN-SUITE SHOWER ROOM** With pvc panelled shower enclosure with pivot screen door and shower, hand basin and shaver point, W.C, extractor, tiled floor and pvc clad walls.

### **BEDROOM 6** 3.04m x 2.48m (10'0" x 8'1")

Double – with sea view, pvc window, radiator.

**EN-SUITE SHOWER ROOM** 8'7" x 3'5" With pvc panelled shower enclosure with pivot screen door and shower, hand basin, shaver light, extractor fan, W.C, tiled floor and walls

### **LOWER GROUND FLOOR**

Inner hallway with telephone point, radiator and leading to:-





### **OWNERS ROOM / GUEST BEDROOM 8** 4.97m x 3.86m (16'4" x 12'8")

Large Double - pvc bay. Entrance area of 4' x 6' leading to STORAGE AREA underneath the front steps with gas meter, electric fuses.

**EN-SUITE SHOWER ROOM** 8'5" x 3'5" (2.56m x 1.04m) With tiled shower enclosure with corner entry doors, body jets and integral light, recess spots to ceiling, hand basin, shaver light, W.C, wall mirror with light, downlights, tiled floor.

### **KITCHEN** 6.42m x 2.69m (21'1" x 8'10")

with a lobby area with radiator and under stairs Pantry, stainless steel 1 ¼ bowl sink unit with mixer tap over, base and wall units, corner set hand basin, new 7 burner gas cooker with extractor canopy above, work surfaces, radiator, fridge, freezer, space for 2 dishwashers, pvc window to the side elevation, tiled floor.

### **OWNERS DINING ROOM** 3.07m x 2.18m (10'1" x 7'2")

with radiator, pvc sliding doors onto the rear Courtyard.

### **OWNERS LOUNGE** 4.08m x 3.91m (13'5" x 12'10")

With feature fireplace surround and tiled hearth, radiator.

### **REAR HALL**

With pvc door to garden, radiator, appliance space, electric fuses.

### **LAUNDRY / STORE** 3.17m x 2.34m (10'5" x 7'8")

Housing the modern hot water cylinder, two Buderus gas central heating boilers (providing all hot water/heating on a compression system), pvc window with vertical blinds, radiator, spaces for washing machine, dryer.

### **BATHROOM** 2.33m x 1.93m (7'7" x 6'4")

nically fitted with W.C, hand basin, bath with shower over, tiled surrounds, opaque pvc window, shaver light, radiator, downlights, built in cupboard, wall mounted hairdryer.

### **BEDROOM** 3.83m x 3.16m (12'7" x 10'5")

with radiator, pvc side window, downlights.



## OUTSIDE

To the front is a block paved parking and sitting area.

To the rear is a pedestrian access from Drummond Road and a rear block paved yard/sitting area with lighting, electric points, cold water tap, COVERED SEATING AREA with pvc panelled ceiling.

## PARKING

4 designated spaces at the rear are rented from The Lakeside. It is understood that this arrangement may continue by separate negotiation.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## COUNCIL TAX & ASSESSMENTS

Rateable Value - £6,000 Taken from the Valuation Office Agency Website.

Council Tax Band 'A' is payable upon the owners accommodation - 2025/26 - £1467.71.

## ANTI-MONEY LAUNDERING REGULATIONS

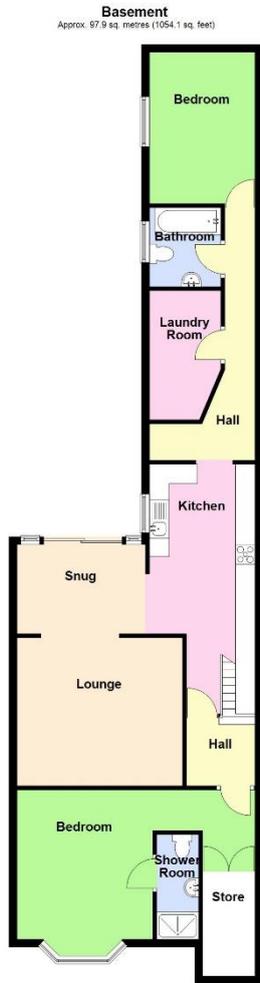
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## AGENTS NOTES

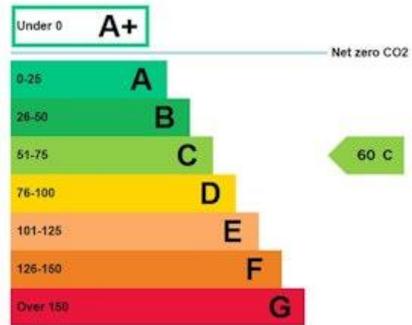
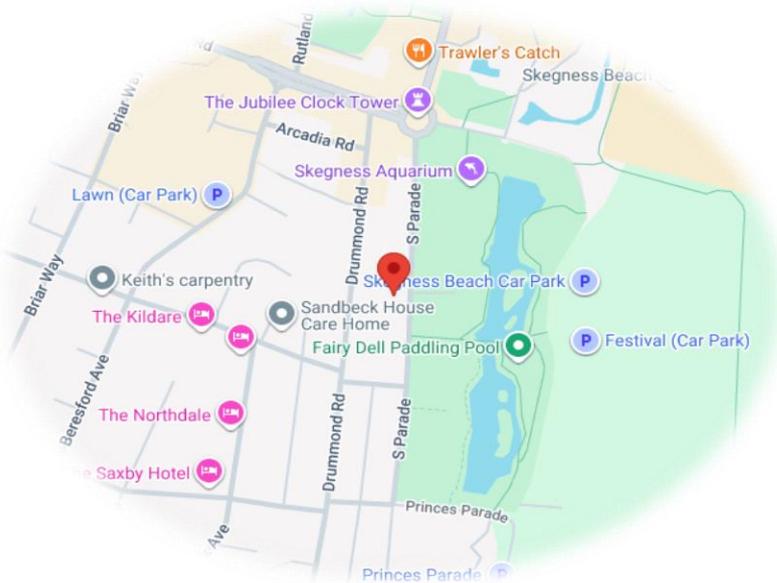
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Total area: approx. 298.7 sq. metres (3215.1 sq. feet)



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