



**Greystones Hotel, 10 South Parade,
Skegness, Lincs, PE25 3HW**

£325,000

- SEAFRONT HOTEL
- 9 LETTING ROOMS
- 2 BEDROOM OWNERS ACCOMMODATION
- GUEST DINING ROOM
- 2 RE-FITTED KITCHENS
- FRONTAGE PARKING
- FREEHOLD
- EPC RATING D



A most attractive seafront hotel very close to the town centre & holiday amenities with sea & foreshore views. The accommodation comprises 9 well presented En-suite Guest Rooms & Guest Dining Room, upstairs Kitchen. Owners Accommodation comprising the whole of downstairs with 2 Bedrooms, Lounge and Sitting Room, Bathroom, re-fitted Kitchen & Utility, ample storage, rear yard & Boiler Room. Gas central heating, pvc double glazing. EPC Rating D

LOCATION

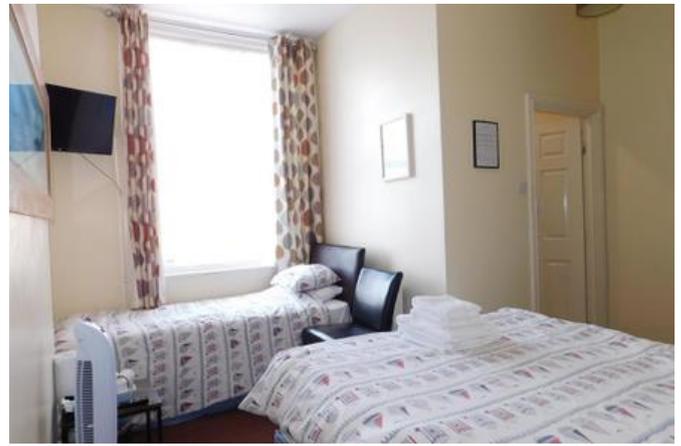
Greystones Hotel has an excellent seafront location on South Parade with panoramic views of the foreshore and attractions. From Newton Fallowell office, follow Roman Bank southwards, left at Lumley Square into Lumley Road, right at the Clock Tower into South Parade.

ACCOMMODATION

Entrance is on the front elevation via a short flight of steps leading via a timber and glazed door to an:

ENCLOSED PORCH

with ceramic tiled floor and an inner door to the:-



HALLWAY

With pretty coved ceilings, fire alarm control panel, radiator, telephone, built in linen cupboard.

ROOM 11 16'1" x 15'4" max including bay and chimney breast (4.90m x 4.69m)

Superking (or 2 singles) with pvc bay window with sitting area overlooking the promenade, radiator, coving to ceiling. **EN-SUITE SHOWER ROOM** With tiled shower enclosure, W.C, hand basin, extractor, tiled walls.

DINING ROOM 13'8" x 13'10" (4.16m x 4.21m)

With pvc window to the rear elevation, T.V point, radiator.

KITCHEN 14'11" x 5' overall (4.54m x 1.52m)

Fitted with a range of commercial stainless steel shelving and stainless steel sunk unit, pvc window to the side elevation.

BEDROOM 3 9'11" x 8'10" (3.02m x 2.69m) minimum

Double with pvc window, radiator, tiled shower enclosure. **EN-SUITE SHOWER ROOM** With toilet, hand basin, pvc window, tiled shower enclosure and screen doors, opaque pvc window.

1ST FLOOR

With built in linen cupboard.

All rooms with remote controlled T.V, tea and coffee making facilities and thermostatically controlled radiators.

W.C

With toilet and pvc window (used as a store).

BEDROOM 4 16'7" x 8'11"/9'5" (5.05m x 2.71m/2.87m)

Double with radiator, pvc window, access to roof space. **EN-SUITE SHOWER ROOM** With corner entry shower enclosure, W.C, hand basin with shaver light, pvc window, extractor, radiator.

BEDROOM 5 12'7" x 13'10" approx. max (3.83m x 4.21m)

Double & Single with pvc window to the rear elevation, radiator. **EN-SUITE SHOWER ROOM** With corner entry shower enclosure, W.C, hand basin with shaver light, extractor, tiled walls.

BEDROOM 6 13'10" x 12'8" approx. overall (4.21m x 3.86m)

Double & Single with pvc window overlooking a balcony, Sea view, radiator. **EN-SUITE SHOWER ROOM** with shower enclosure, W.C, hand basin with shaver light, tiled walls, extractor.

BEDROOM 7 13'6" x 6'7" overall (4.11m x 2.00m)

Single with pvc window with Seaview, radiator. **EN-SUITE SHOWER ROOM** With tiled shower enclosure with screen door, W.C (saniflow), hand basin with shaver light, extractor, tiled walls.

2ND FLOOR LANDING

with pvc window

BEDROOM 8 15' x 8'11" maximum overall (4.57m x 2.71m)

Double with pvc window with Seaview, radiator. **EN-SUITE SHOWER ROOM** with tiled shower enclosure, W.C (saniflow), hand basin with shaver light, extractor, tiled walls.

BEDROOM 9 14' x 11'5" approx. overall (4.26m x 3.47m)

Double with pvc window with Seaview, radiator. **EN-SUITE SHOWER ROOM** with corner entry shower enclosure, W.C, hand basin with shaver light, extractor, tiled walls.

BEDROOM 10 12'6" x 13'10" approx maximum (3.81m x 4.21m)

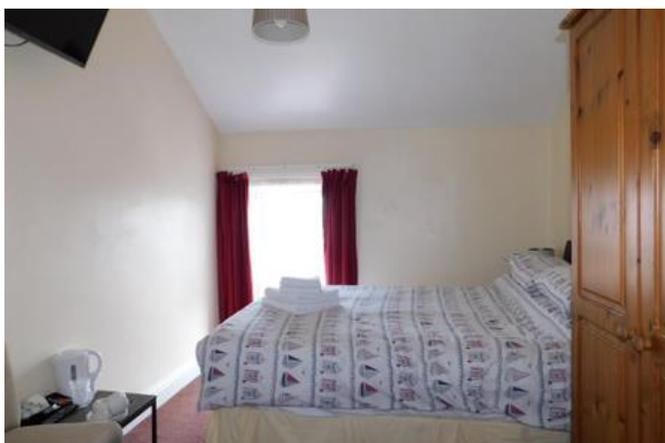
Double with pvc window to the rear elevation, radiator, TV aerial point, access to roof space. **EN-SUITE SHOWER ROOM** With hand basin with shaver light, W.C, pvc window, tiled shower enclosure with screen door and mains shower, extractor, tiled walls.

LOWER GROUND FLOOR (Owners Accommodation)

with stairs from the HALLWAY leading to the:

LOUNGE 16'3 maximum x 15'4" (4.95m x 4.67m)

With pvc window, wall lights, (could be used as an additional bedroom).



STORE 9'5" x 4'6"

With spaces for fridge and freezer and door to under stairs area, gas meter.

SITTING ROOM 15'11" x 13'4" minimum plus stairs and chimney (4.85m x 4.06m) breast recess.

With ceiling fan/light, storage.

KITCHEN 15'5"/14'5" x 10' (4.39 x 3.05m)

Re-fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, space for gas cooker with extractor hood above, space for fridge freezer, pace for dishwasher, breakfast bar seating area, window overlooking and door to:-

REAR PORCH / UTILITY ROOM 9'4" x 4'6" (2.82m x 1.24m)

Of pvc construction with plumbing for automatic washing machine, further appliance space, power points, electric smart meter and door to the rear.

OWNERS LOUNGE / BEDROOM 18'4" x 9'6" minimum to face of chimney breast (5.59m x 2.90m)

(with access from the Kitchen) With brick fireplace surround and arched recess to the chimney breast wall, wall and ceiling lighting, door to:-

BEDROOM 1 12'11" x 8'10" (3.91m x 2.69m)

With pvc window, radiator, built in cupboard housing the electric fuses. **EN-SUITE BATHROOM** With bath with screen and shower over, W.C, hand basin in a vanity unit, wall tiling to full height, opaque pvc window, shaver light, extractor.

OUTSIDE

To the front is a concreted forecourt parking area for 3 cars plus a raised patio seating area with lovely outlook.

There is an enclosed concrete yard to the rear with cold water tap, tool shed, **BOILER ROOM** housing the Worcester gas central heating boiler and insulated hot water cylinder fitted with immersion heater (serving the whole property). A gate leads to a shared passage with pedestrian right of way to Drummond Road.

TENURE

Freehold.

SERVICES

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

ASSESSMENTS

Rateable Value - £5,900

Taken from the Valuation Office Agency Website.

Council Tax Band A is payable on the owners accommodation

ACCOUNTS

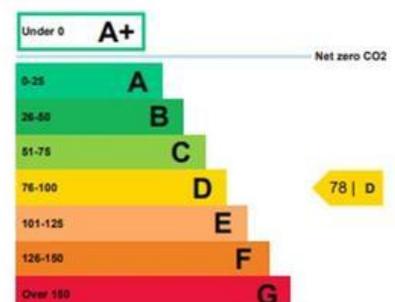
May be made available to bona fide enquirers who have viewed the property and provisional offers made.

LICENCE

Prospective purchasers to satisfy themselves regarding existence of same.

VIEWING

By prior appointment with our office in Skegness





Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk