





1 Donegal High Street,Hogsthorpe SKEGNESS PE24 5PP

william h brown

welcome to

1 Donegal High Street, Hogsthorpe SKEGNESS

Versatile, beautifully presented property arranged as two self-contained flats plus bedsit, offering excellent investment or holiday-let potential, enclosed garden and easy access to Chapel St Leonards beach.

Lounge
13' x 11' (3.96m x 3.35m)
A spacious reception room with windows to the front and side aspects, allowing plenty of natural light, with feature fireplace, carpeted flooring and radiator.

Dining Room
21' 1" x 8' (6.43m x 2.44m)
A separate modern dining area with doors opening onto the rear garden, complemented by a log burner, two skylights and radiators.

Kitchen
12' 1" x 10' (3.68m x 3.05m)
Modern fitted with a range of wall and base units in a grey finish with complementary worktops, breakfast style seating space, integrated appliances including, dishwasher, fridge/freezer, oven and hob, stainless-steel sink with waste disposal unit, window and useful pantry/storage cupboard.

Shower Room
Freshly decorated Shower room with a walk-in shower, WC and hand basin. Compromising of fitted storage units and appliances including a washer and dryer.

Bedroom One
11' x 11' (3.35m x 3.35m)
A generous double bedroom with front-facing window, radiator and fitted wardrobe.

Bedroom Two
8' x 6' (2.44m x 1.83m)
A single bedroom with window to the side aspect, providing a useful additional bedroom, study or dressing room.

First Floor Entrance
Access from the communal Entrace hall, with stairs leading to;

Landing
Spacious landing with a window to the front aspect and suitable space for a study or office area.

Kitchen
14' x 10' (4.27m x 3.05m)
A useful kitchen with windows to the side aspect and a range of wooden wall and base units. Features include an integrated oven, hob and plumbing for a washing machine. Open plan to Lounge Space.

Bedroom One
13' 11" x 11' 1" (4.24m x 3.38m)
A versatile additional bedroom providing comfortable accommodation and flexibility for guests, family members or holiday letting.

Bedroom Two
11' 1" x 10' (3.38m x 3.05m)
A further double bedroom with front-facing window and radiator.

Bathroom
A modern bathroom with a P-shaped bath incorporating a shower over, WC, wash hand basin with integrated storage, radiator and rear-facing window.

External
An enclosed rear garden offering a combination of lawned and courtyard areas, with space for outdoor seating and entertaining.

Agent's Note
The property's flexible arrangement provides an





excellent opportunity for a variety of buyers, whether looking for an investment, holiday-let business, multi-generational home or the ability to live in one part while generating an income from the remainder. Its coastal setting, versatile accommodation and proximity to the sandy beaches at Chapel St Leonards make this a particularly appealing proposition.





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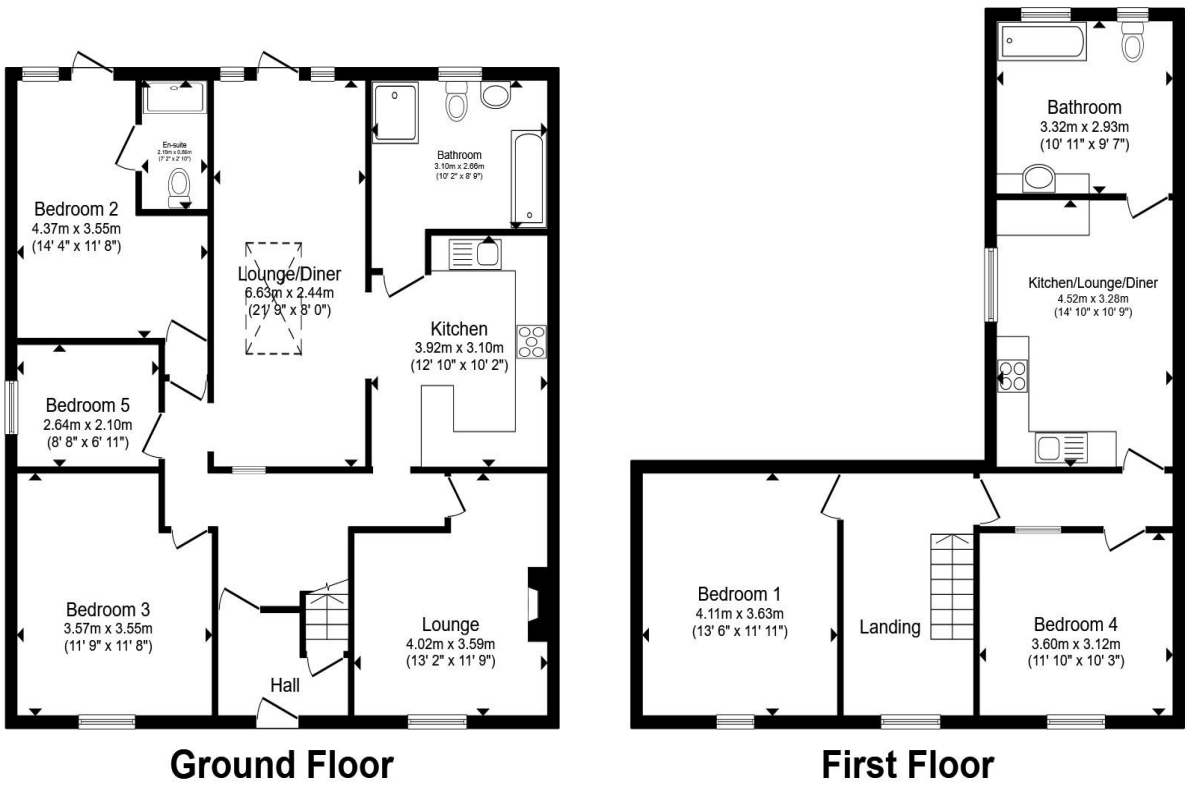
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- **NO ONWARD CHAIN**
- Comprising 2 flats and a bedsit
- Great investment opportunity
- Holiday let potential
- Vacant possession

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£210,000



Total floor area 171.7 m² (1,848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SKG110465 - 0010

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