



1 Donegal High Street, Hogsthorpe SKEGNESS PE24 5PP

welcome to

1 Donegal High Street, Hogsthorpe SKEGNESS

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS.

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.

Auction Details

AUCTION DATE: THURSDAY 15TH OCTOBER 2026
BIDDER REGISTRATION: BY 2pm WEDNESDAY 14TH OCTOBER 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

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 Entrance 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.

Online Underwriting

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS THURSDAY 15TH OCTOBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash



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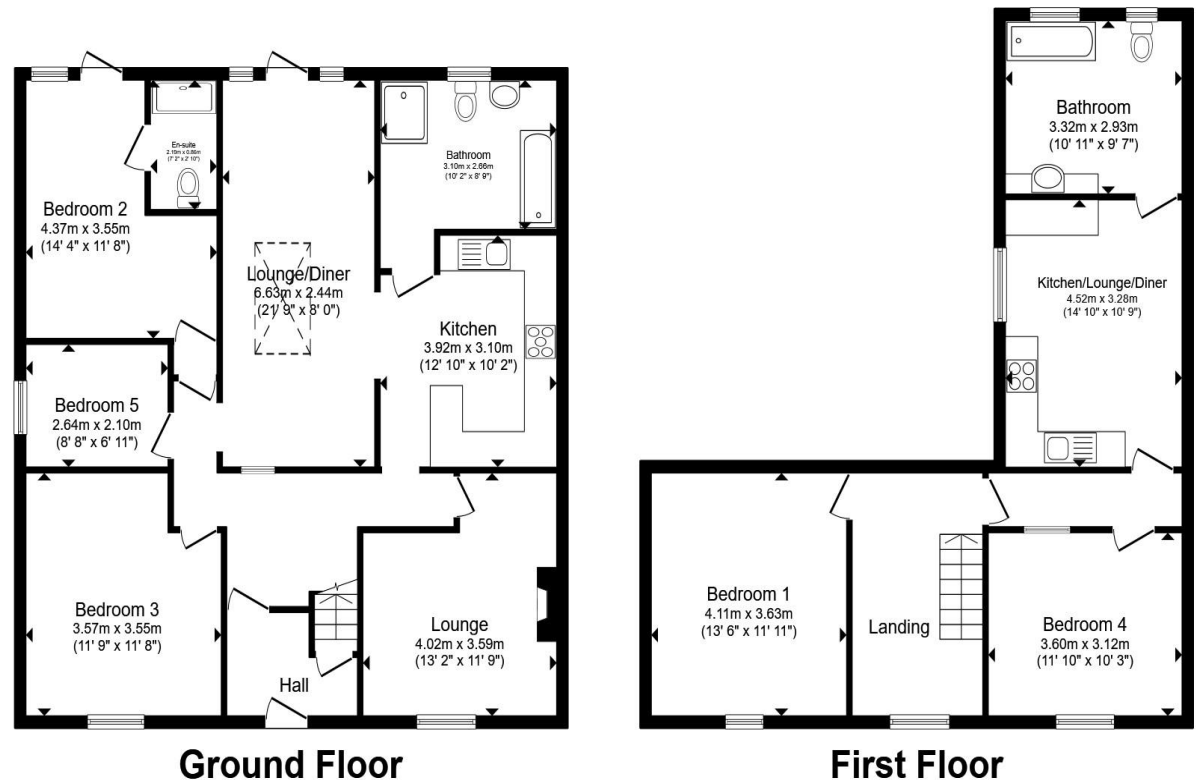
1 Donegal High Street, Hogsthorpe SKEGNESS

- **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

guide price

£165,000



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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Property Ref:
SKG110465 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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