



## Residential Portfolio in PE25

Roman Bank, Skegness, Lincolnshire, PE25 2SW

**£189,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Investment Opportunity
- ✓ Multiple Flats
- ✓ Tenure - FREEHOLD
- ✓ 3 Flats let currently

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms and Conditions apply.

Presenting a freehold investment opportunity, this block of four self-contained apartments offers a potential gross income of £20,328 per annum, and comprises a two-bedroom flat alongside three one-bedroom flats. Three units are currently rented with the tenants being in residence for a number of years. The block is situated in a prime location, within easy reach of the town centre, train station and the nearby beach. This manageable investment offers immediate income and future growth potential.

Viewing is recommended to appreciate the potential of this exceptional investment opportunity. The EPC ratings for the building are C and D.

For Sale due to retirement.

Council Tax band: A (each flat)

Tenure: Freehold

EPC Energy Efficiency Ratings: C & D

COMMUNAL ENTRANCE LOBBY With door at the rear (via Grosvenor Road) and providing access to Flats 1, 3 & 4.

FLAT 1 -

Hallway

With intercom entry system.

Living Room / Kitchen 19' 2" x 8' 8" (5.84m x 2.64m) With pvc window to the front elevation, electric night storage heater, base and wall units with worksurfaces, stainless steel sink unit, cooker point.

Bedroom 12' 9" x 9' 11" (3.88m x 3.02m) With pvc window to the front elevation, electric night storage heater.

Bathroom 7' 0" x 5' 11" (2.13m x 1.80m) With panelled bath with shower attachment over, pedestal hand basin, W.C, wall heater.

FLAT 2 -

With pvc entrance door via Grosvenor Road.

Lobby

Living Room / Kitchen 19' 4" x 10' 10" (5.90m x 3.29m) With pvc windows to the front and side elevations, electric night storage heater, base and wall units with worksurfaces, stainless steel sink unit, cooker point.

Bedroom 13' 2" x 10' 6" (4.02m x 3.19m) With pvc window to the side elevation, electric night storage heater.

Bathroom 8' 0" x 6' 6" (2.45m x 1.98m) With panelled bath with Triton electric shower, pedestal hand basin, W.C, built in cupboard housing the hot water cylinder, wall heater.

FLAT 3-

Hallway

With intercom entry system.

Living Room 18' 5" x 11' 7" (5.62m x 3.52m) With 2 pvc windows to the front elevation, further pvc window to the side elevation, electric night storage heater.

Kitchen 11' 0" x 7' 6" (3.35m x 2.28m) With opaque pvc window to the side elevation, base and wall units with worksurfaces over, stainless steel sink unit, cooker point.

Inner Hall

With built in cupboard, further built in cupboard housing the hot water cylinder.

Bedroom 12' 0" x 11' 7" (3.65m x 3.52m) With pvc window to the front elevation with view of St Matthews church.

Bathroom

With shower enclosure with Triton shower, pedestal hand basin, W.C, extractor fan

FLAT 4-

Hallway

With intercom entry system.

Living Room / Kitchen 16' 1" x 14' 6" (4.91m x 4.41m) With pvc window to the side elevation, electric night storage heater, base and wall units with worksurfaces over, sink unit, cooker point.

Bedroom 1 13' 3" x 8' 4" (4.04m x 2.55m) With pvc window to the side elevation, electric night storage heater, door to:-

Bedroom 2 9' 3" x 8' 7" (2.82m x 2.62m) With pvc window to the front elevation, electric night storage heater, built in cupboard.

Bathroom 6' 10" x 5' 2" (2.08m x 1.57m) With bath, pedestal hand basin, W.C, wall heater, pvc window.

#### OUTSIDE

To the rear of the property is a concreted parking area.

#### TENURE & RENT

Freehold and subject to the existing tenancies.

Flat 1 (ground floor) - £330.00 pcm (let)

Flat 2 (ground floor) - £575.00 pcm (vacant)

Flat 3 (first floor) - £400.00 pcm (let)

Flat 4 (first floor) - £389.00 pcm (let)

#### SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric night storage heaters to each flat. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

#### COUNCIL TAX

Charging Authority – East Lindsey District Council

Each flat is subject to Band A - 2026/27 - £1546.45

Price: Starting Bid £189,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

## Description

Presenting a freehold investment opportunity, this block of four self-contained apartments offers a potential gross income of £20,328 per annum, and comprises a two-bedroom flat alongside three one-bedroom flats. Three units are currently rented with the tenants being in residence for a number of years.



## Location

Situated in a good location close to the town centre and beach



## Tenure

LL171143 - Freehold

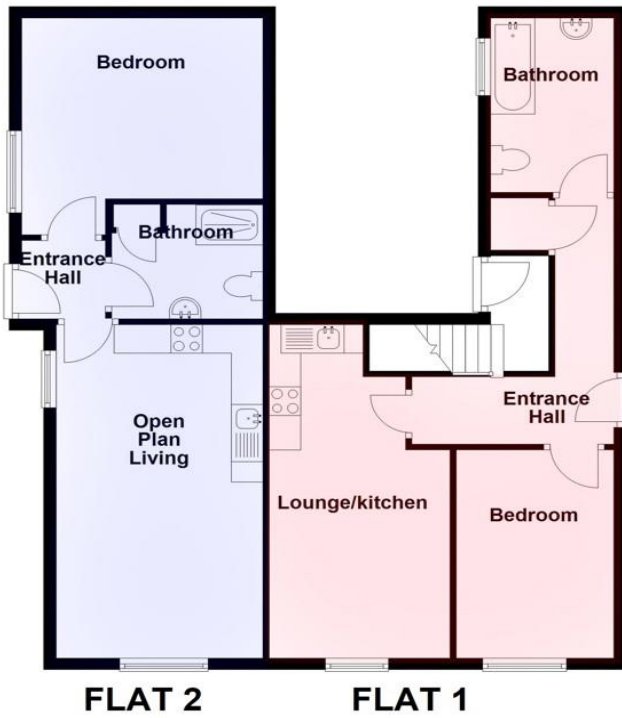


## Additional Information

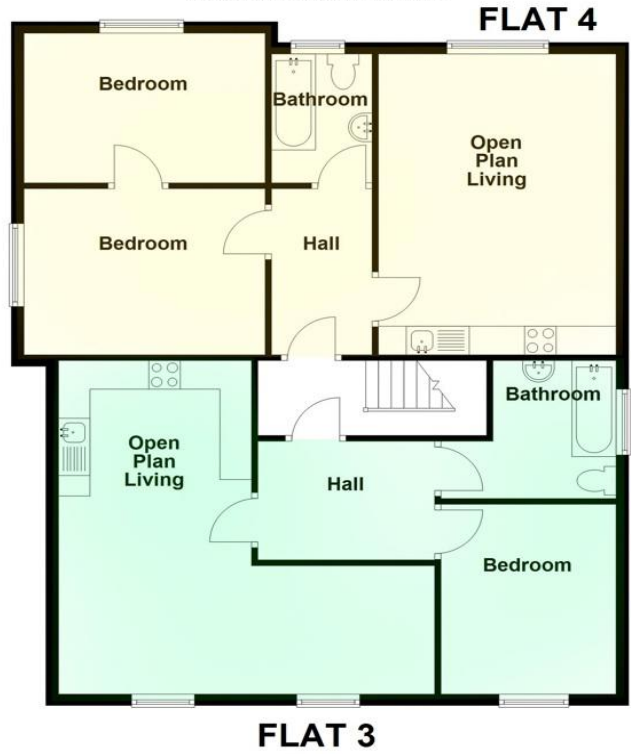
For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



**Ground Floor**  
Approx. 82.5 sq. metres (888.2 sq. feet)



**First Floor**  
Approx. 103.3 sq. metres (1111.8 sq. feet)



Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

Roman Bank, Skegness, Lincolnshire, PE25 2SW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

