



**2 Bed First Floor Flat Sutton Court  
Skegness, PE25 2BH**

**Guide price £87,000**

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Sutton Court was constructed by Mason Construction and comprises 57 properties arranged over 2 floors in a delightful courtyard setting. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55.

There is also a residents' lounge, guest suite and communal laundry facilities.

## LOCATION



Skegness is a charming coastal town located on the Lincolnshire coast, renowned for its beautiful beaches, lively seafront, and family-friendly atmosphere. Offering a delightful mix of traditional seaside attractions and modern conveniences, Skegness is perfect for those seeking a peaceful retreat by the sea with plenty of things to see and do. The town boasts a wide range of amenities, including shops, restaurants, and cafes, as well as a variety of recreational activities such as amusement arcades, water sports, and scenic coastal walks. With its strong community spirit, excellent transport links, and the refreshing sea breeze, Skegness offers the ideal location for a relaxing coastal lifestyle.

## SITTING ROOM

12'11" x 12'11" (3.94 x 3.95)



Aerial Point, Storage heater, power points.

## BEDROOM 1

11'5" x 13'2" (3.5 x 4.02)



Fitted wardrobes

## BEDROOM 2

9'1" x 9'7" (2.77 x 2.93)

Aspect over court. Panel heater, electric power points.

## SHOWER ROOM

5'2" x 8'4" (1.58 x 2.56)

Tiled and fitted with walk in electric shower, basin toilet. Wall heater. Cupboard with tank. Emergency pull cord.

## HALLWAY

3'2" x 6'1" (0.97 x 1.87)

Light switch, ceiling light point and stairway leading to upstairs hallway with light and storage heater. Emergency intercom.

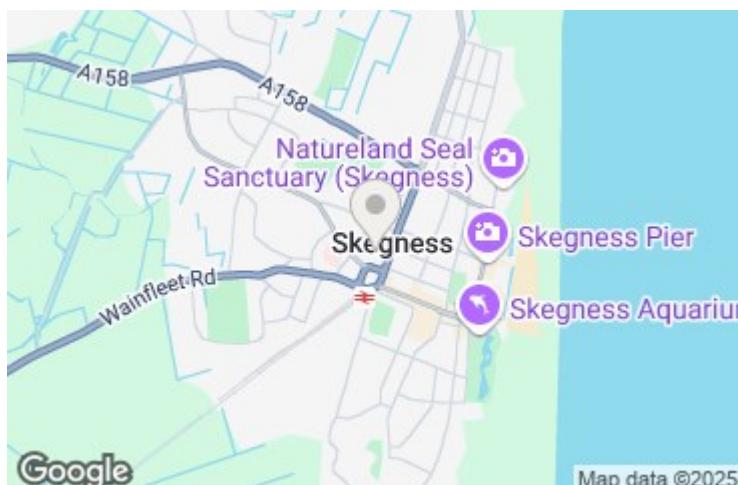
## KITCHEN

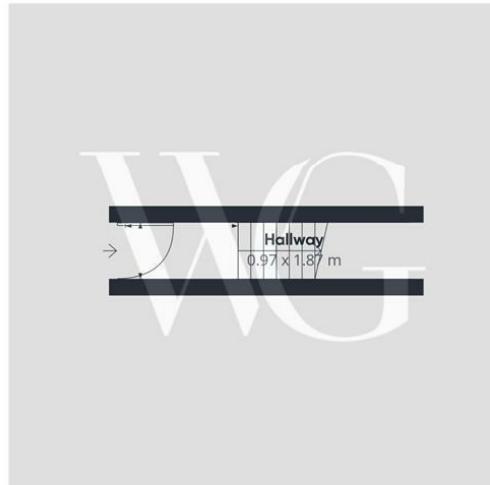
9'3" x 9'4" (2.84 x 2.87)



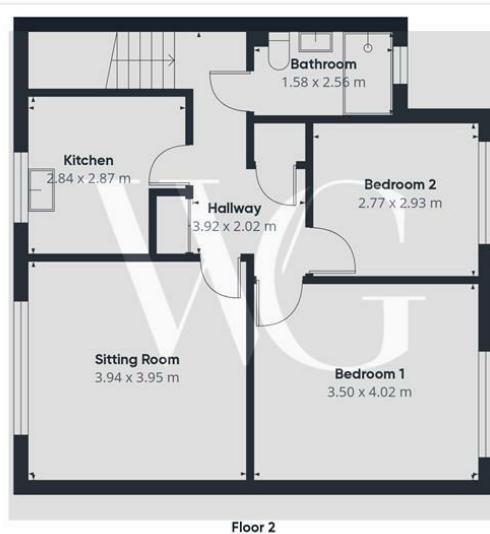
## COUNCIL TAX BAND A

## EPC RATING C





Approximate total area<sup>(1)</sup>  
61.82 m<sup>2</sup>

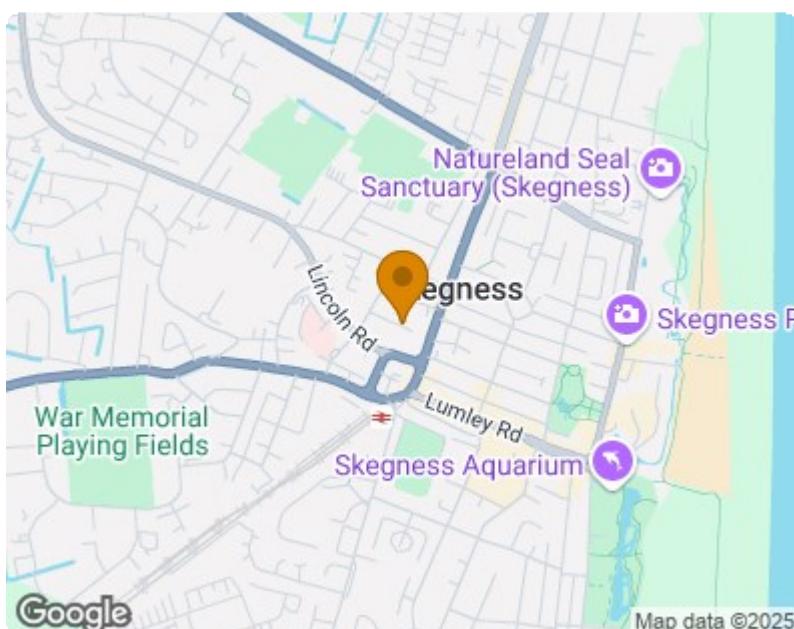


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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