



Philmar Guest House, 28 Sunningdale Drive
Skegness, Lincolnshire, PE25 1AZ

£385,000

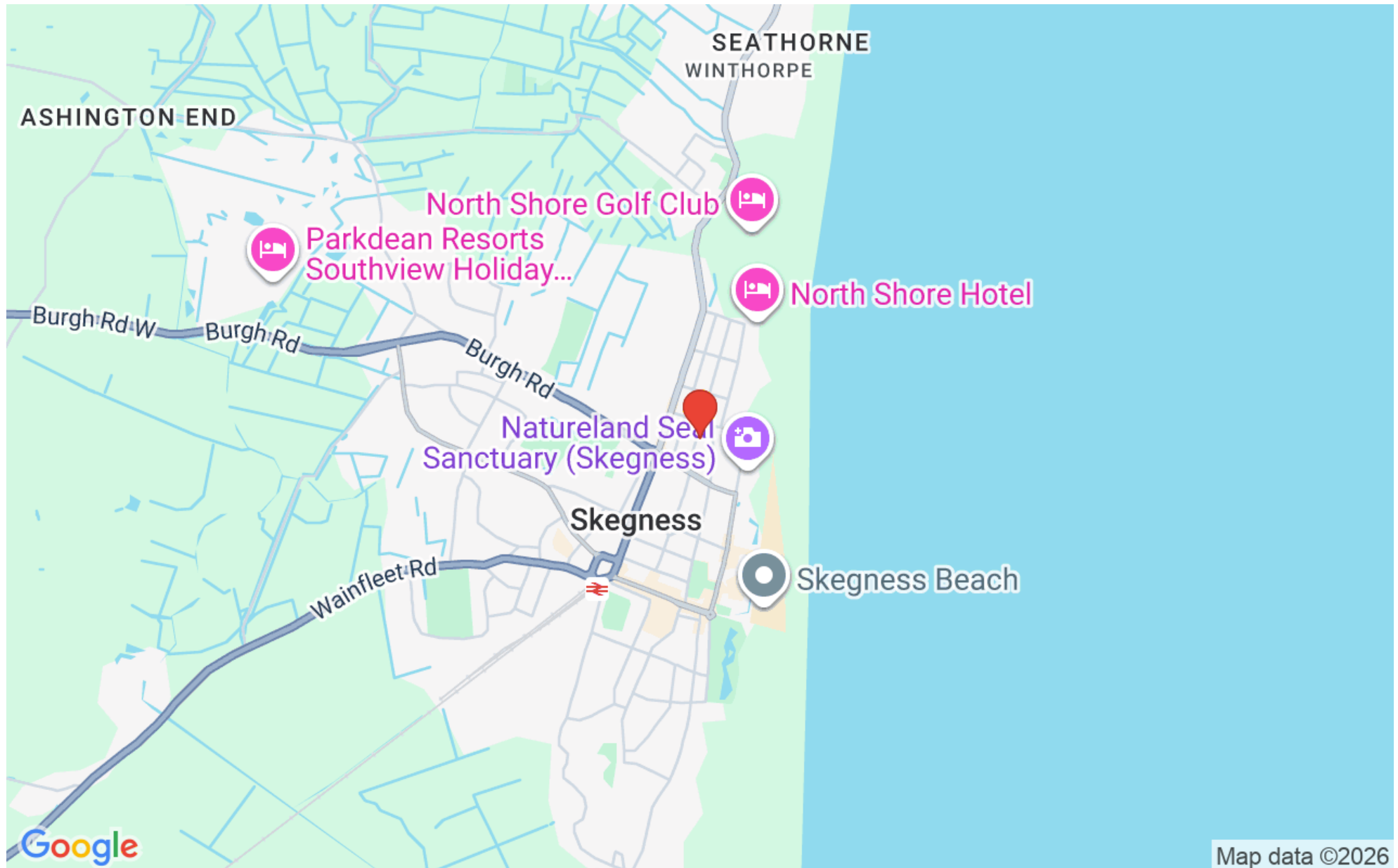
Details

- For Sale
- 9 bedrooms
- 3522 sqft (327.1 sqm)
- Well established Guest House
- Potential for a further 2
- Excellent owners accommodation
- Off Street Parking and Street Parking with no restrictions
- Rear Annexe
- CEPC rating of C





Location



Overview

An excellent opportunity to purchase the Philmar Guest house which is an excellent quality 9 bedroom guest house with 3 star rating and has potential for expansion, The property has excellent 2 bedroom owners accommodation. The property is within minutes walk of the main sea front and North Parade.



Location

An excellent opportunity to purchase the Philmar Guest House. This 3-star guest house is ideally situated within a few blocks of the seafront Skegness Aquarium. The property is located just 550 metres from Nature land Seal Sanctuary and just 1.2 km from the broad Skegness Beach. The Philmar also grants access to family attractions like Fantasy Island Theme Park, which are 4.7 km away. The nearest bus stop St Andrews Drive is 350 metres away. The Property is situated in a prominent prime location close to North Parade and the sea. The main shopping area of Lumley Road is close by. The property is within a short walk from the main foreshore with attractive views of the beach and sea for upper levels. Skegness is undergoing a major £26 m regeneration of the centre, foreshore, and promenade, The property is within a 5 minute walk of the centre including Skegness Pier, The famous Embassy Theatre, Skegness Aquarium, and many other attractions. Skegness is a seaside town and civil parish in the East Lindsey District of Lincolnshire. On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 19,579 as of 2011, it is the largest settlement in East Lindsey. It also incorporates Winthorpe and Seacroft and forms a larger built-up area with the resorts of Ingoldmells and Chapel St.

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Leonards to the north. The town is on the A52 and A158 roads, connecting it



PLANNING

The property has an established use as a guest house with owners accommodation

SERVICES

The property has all mains services connected. The owners accommodation has a separate boiler system to reduce costs out of season.

TENURE

The property is offered freehold for sale with vacant possession

RATEABLE VALUE

The property has a rateable value of £8600. The property is subject to 100% small business relief.

CEPC

The property has a CEPC rating of C which is valid until the 12th August 2026

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT which not be chargeable



LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Sunningdale Drive, Skegness, PE25

Approximate Area = 3224 sq ft / 299.5 sq m

Annexe = 154 sq ft / 14.3 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 3522 sq ft / 327.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1404459















Philmar Guest House, 28 Sunningdale Drive, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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