

## 354 Marine Road East, Morecambe, LA4 5AQ



**£425,000**



## An Imposing Seafront Terrace with Exceptional Potential

This substantial period terrace is set over five floors, directly opposite the seafront, offering outstanding panoramic views across the bay. With its incredible versatility, the property lends itself to a range of uses—whether as a large family home, a guest house, an Airbnb, or even as three self-contained maisonettes.

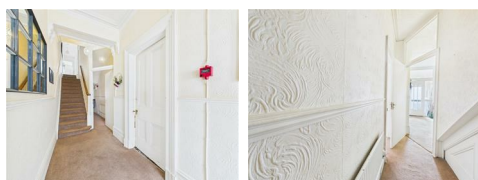
Much of the renovation has already been completed, with the top three floors beautifully updated. The first floor, second floor, and lower ground level still require finishing, although several key improvements have already been implemented. Boasting eight bedrooms, five bathrooms, and three kitchens, the scale and flexibility of accommodation are truly impressive. Additional highlights include two private parking spaces at the rear, a charming courtyard garden, and a low-maintenance front garden with a seating area perfectly positioned to enjoy the stunning sea views.

The potential here is enormous—this is a rare opportunity to acquire a landmark home in a highly desirable coastal location.

### Entrance Vestibule

Alarm panel, door to the hallway.

### Hallway



Stairs to the first floor, laminated floor, radiator, original coving, consumer unit.

### Lounge



Double-glazed bay windows offering glorious views over the bay, electric coal-effect fire, carpeted floor radiator.

### Bedroom One



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

### Inner Hallway

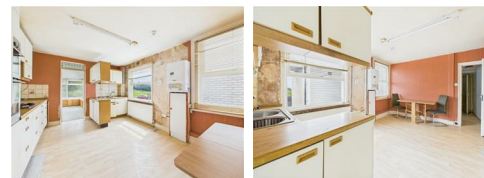
Built in storage cubards, door to the lower basement.

### Wet Room



Double-glazed frosted window to the side, non-slip flooring, thermostatic shower, wash hand basin, heated towel rail, W.C.

### Kitchen/Diner



Double-glazed windows to the side, range of matching wall and base units, Vaillant combi boiler, stainless steel sink, four-ring gas hob, electric oven and grill, integrated fridge/freezer, laminate floor, radiator.

### Sun Room



Double-glazed windows to the side and rear, built-in storage cupboard, carpeted floor, radiator.

## Basement Rooms



Hallway with a concrete floor and radiator.

## Bedroom Two

Double-glazed fire safety window to the front, cement floor, radiator.

## Lounge

Double-glazed window to the rear, laminate floor, radiator.

## Inner Hallway

Door to the yard.

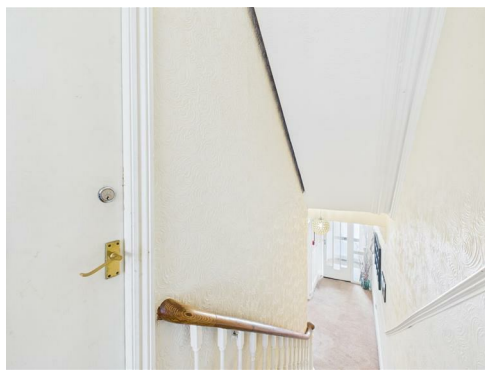
## Kitchen/Diner

Double-glazed windows to the side, range of matching wall and base units, walk-in storage cupboard, stainless steel sink, gas meter, plumbing for washing machine, laminate floor, radiator.

## Shower Room

Double-glazed frosted window to the side, wash hand basin, shower cubicle with thermostatic shower, tiled floor, radiator, W.C.

## First Floor Landing



Split level with built-in storage cabinets.

## Utility Room

Double-glazed window to the side, plumbing for washing machine, vinyl floor.

## Shower Room

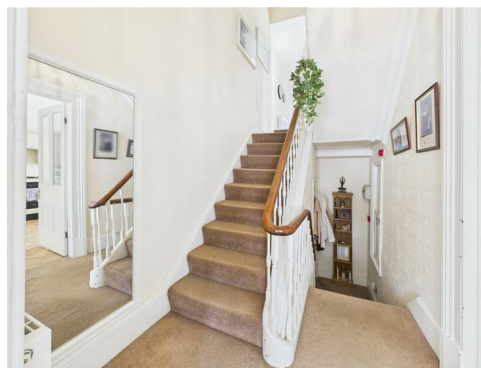
Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, radiator, vinyl floor, W.C.

## Bedroom Three



Double-glazed window to the rear, wood flooring, radiator.

## Second Floor Landing



Dumb waiter, stairs to the third floor, radiator.

## Lounge/Diner



Double-glazed bay window to the front, providing plenty of natural light and glorious views over the bay, along with an additional double-glazed window offering further brightness, marble fireplace with inset gas fire, laminate floor, two radiators and dining area.

## Kitchen



Double-glazed window to the rear, range of matching wall and base cabinets, four-ring gas hob and extractor hood, electric oven, composite sink, space for fridge/freezer, plumbing for washing machine, herringbone wood flooring, radiator, space for dryer, Ideal combi boiler,

## Third Floor

Carpeted floor, radiator.

## Bathroom



Double-glazed windows to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

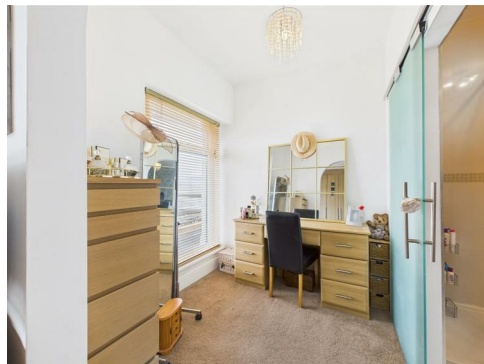


### Bedroom Four



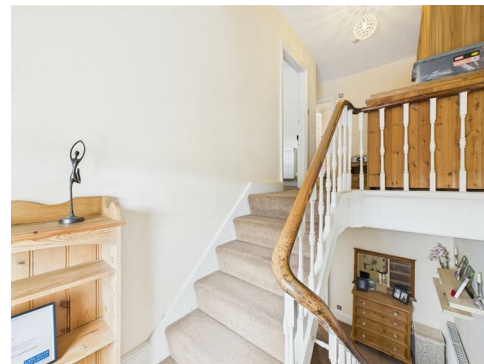
Double-glazed window to the rear, carpeted floor, radiator.

### Dressing Room



Double-glazed window to the front, carpeted floor, sliding door to the en-suite.

### Fifth Floor Landing



Double-glazed window to the rear, built-in storage cupboards.

### Fourth Floor Landing



Stairs to the fifth floor.

### En-Suite Shower Room



Double shower cubicle with thermostatic shower and rain shower, vanity unit with inset wash hand basin, heated towel rail, tiled floor, extractor fan, W.C.

### Bedroom Seven



Double-glazed window to the rear, carpeted floor, radiator.

### Bedroom Five



Double-glazed bay window to the front offering wonderful views, built-in wardrobes, carpeted floor, radiator.

### Bedroom Six



Double-glazed window to the rear, wardrobe, carpeted floor, radiator.

### Bedroom Eight



Double-glazed windows to the front, carpeted floor, radiator and built-in wardrobes.

## Shower Room



Double walk-in shower cubicle with thermostatic shower, wash hand basin, heated towel rail, tiled floor, extractor fan, W.C.

## Outside



Low-maintenance front garden with a variety of plants and shrubs, complemented by a seating area perfectly positioned to enjoy the sea views. At the rear, a pretty enclosed yard features a paved patio area and a gate leading to two private parking spaces – a rare and valuable addition in this location.

## Useful Information

Tenure freehold

The lower ground floor has a separate Council Tax Band (A), while the remainder of the property is assessed under Council Tax Band (B).

