

## Flat 10, Clandon Court, 42-46 Sandylands Promenade,



**£95,000**



This charming ground-floor apartment, one of just four in the building, offers a rare opportunity to create a truly special coastal home. With its lounge offering views of the sea, this property immediately sparks the imagination.

Although in need of some light refurbishment, the apartment already boasts spacious rooms with high ceilings and plenty of natural light, giving it a sense of character and openness that's hard to find. The real draw, however, is its unbeatable location. Just step outside, cross the road, and you'll find yourself on the magnificent beach, the perfect place for peaceful walks, taking in the sea air, or simply enjoying the ever-changing coastal views right on your doorstep.

Inside, the layout is simple yet full of potential, comprising a generous lounge, a kitchen, a bathroom and a comfortable bedroom. To the front, a terrace offers the ideal spot to sit back and soak in the sea views, while to the rear, a communal yard provides additional outdoor space.

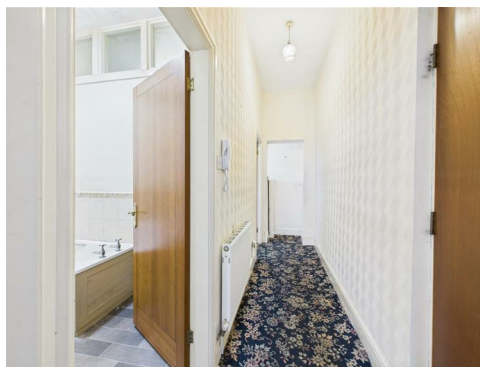
With so much potential to be restored to its former glory, this apartment presents an exciting opportunity for buyers looking to put their own stamp on a home in a truly enviable location. Whether as a permanent residence, a seaside retreat, or an investment, it's a property that promises lifestyle as much as it does potential.

## Communal Hallway



Post box and stairs to the first floor.

## Hallway



Linen cupboard, cupboard housing gas meter and fuse box, intercom, radiator, carpeted floor.

## Lounge



Double-glazed bay window to the front with wonderful views over the sea, wood surround fireplace with inset coal-effect gas fire, carpeted floor, radiator.

## Kitchen



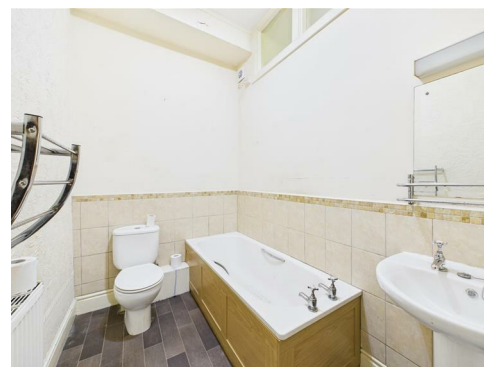
Double-glazed window to the rear, range of matching wall and base units, four-ring gas hob and extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer, stainless steel sink, gas boiler, vinyl floor, radiator.

## Bedroom



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

## Bathroom



Bath, wash hand basin, extractor fan, radiator, vinyl floor, W.C.

## Outside

Communal terrace area and benches to the front to enjoy the sea view.

A rear communal courtyard with a room housing independent electric meters and a gate to access road.

## Lease & Useful Information

No Onward Chain

Tenure Leasehold

999 Years

Start Date January 1988

End Date January 2987

Years Left 961

Managed by the residents

themselves. Clandon Court

Management Company Limited

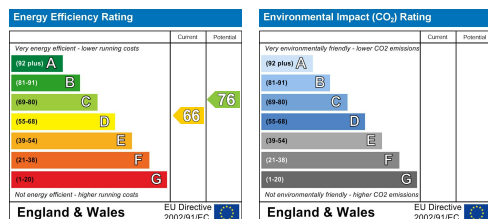
Service Charge £82.00 Per Month

A current EICR (Electrical Installation Condition Report) is in place.

Pets Allowed

Can't Be Used As An Airbnb

Council Tax Band (A) £1,605



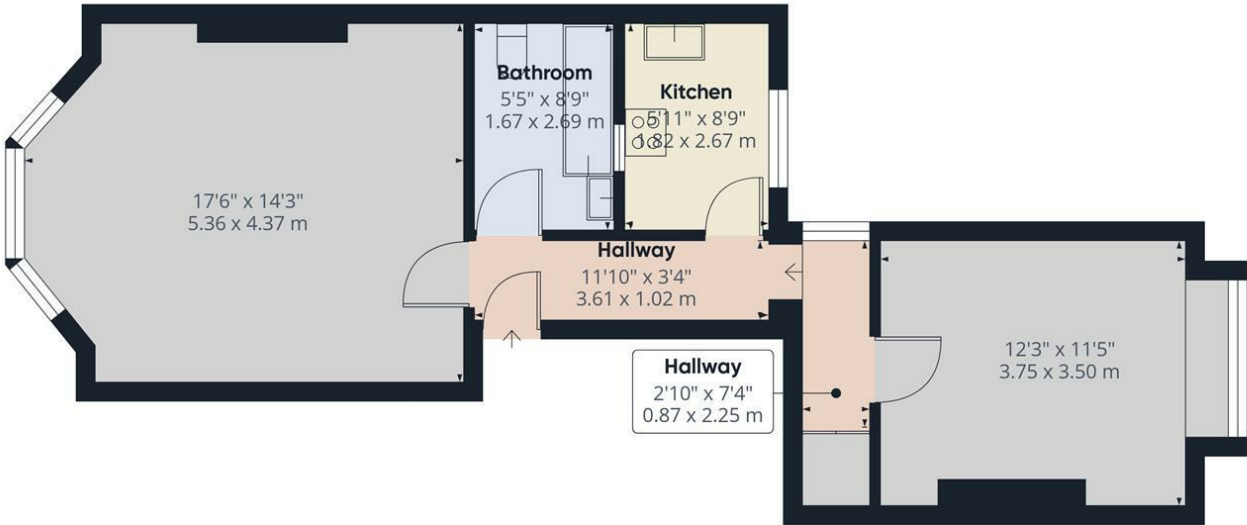
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Approximate total area<sup>(1)</sup>  
549 ft<sup>2</sup>  
51 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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