



For Sale
£375,000

Penthouse Suite, 2nd Floor, 12 Clifton Drive, Lytham St Anne's, Lancashire, FY8 5RQ



**PANTERA
PROPERTY**

Penthouse apartment with sea views

Pantera Property offer to the market a spacious two bedroom second floor apartment, providing a garage, off street parking and balcony. The property benefits from uninterrupted sea and coastline views.

The property comprises:

- Spiral staircase leading to hallway
- Reception with balcony
- Bedroom
- Ensuite
- Kitchen / dining room
- WC
- Bedroom
- Ensuite

Key Features

- Sold as seen
- No chain
- Sea views
- Three WC's
- Opportunity to add value
- Balcony



Location

Situated in one of Lytham St Anne’s most sought-after addresses, the Penthouse Suite at 12 Clifton Drive offers an exceptional coastal lifestyle in the heart of Lancashire’s Fylde Coast. Positioned within a few minutes walk from the picturesque seafront and promenade, the property enjoys easy access to scenic coastal walks, expansive beaches. Excellent transport links are nearby, including St Anne’s-on-the-Sea train station, connecting you conveniently to Lytham, Blackpool, and Preston, with onward links to Manchester and beyond.

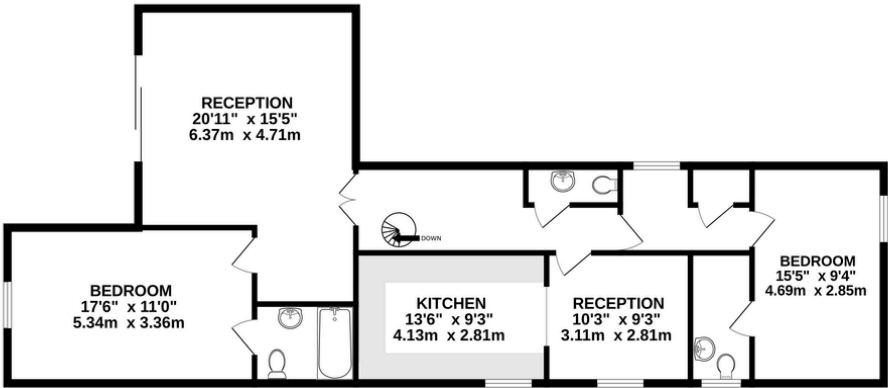
Leasehold

The property is owned on a 999-year lease from September 1863. Ground rent is £20 per annum and the service charge £200 per month (inclusive of insurance).

Additional Information

Local Authority	Council Tax	Size
Fylde Borough Council	C	1,088 sq ft

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.