



Flat 4, 86 Sandylands Promenade, Heysham  
Morecambe

£135,000



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## Flat 4

86 Sandylands Promenade, Morecambe

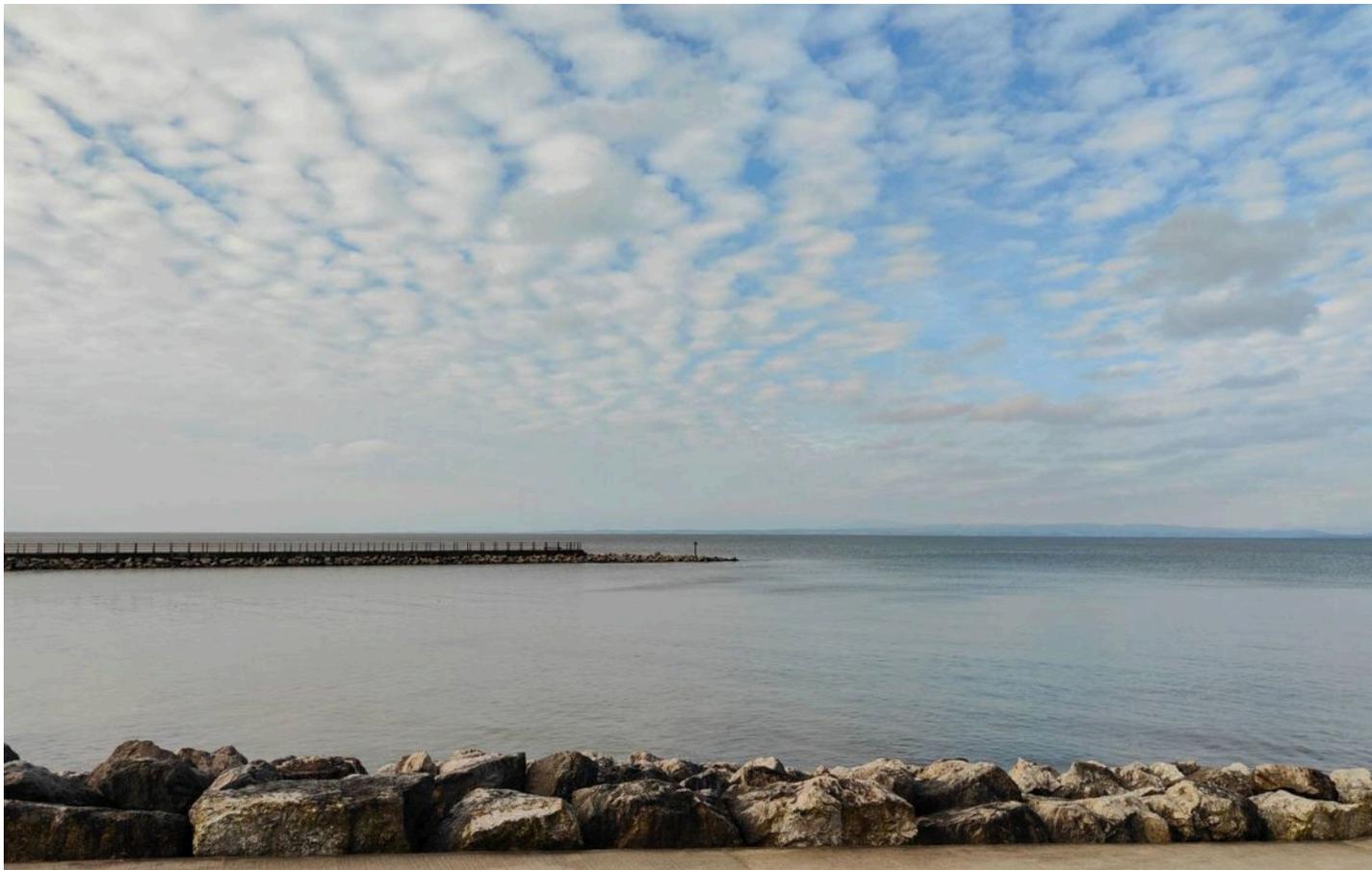
Charming 2-bed flat with bay fronted lounge, stunning bay views, and picturesque fell views. Generously sized bedrooms. No chain.

Council Tax band: A

Tenure: Leasehold

- Bay Fronted 2nd Floor Flat
- 2 Generous Bedrooms
- Bay Fronted Lounge
- Stunning Bay Views To Front
- Fell Views to Rear
- Well Kept Communal Hallway
- Private Entrance on First Floor
- Great Local Amenities
- Transport & Travel Links





### Welcome to Flat 4

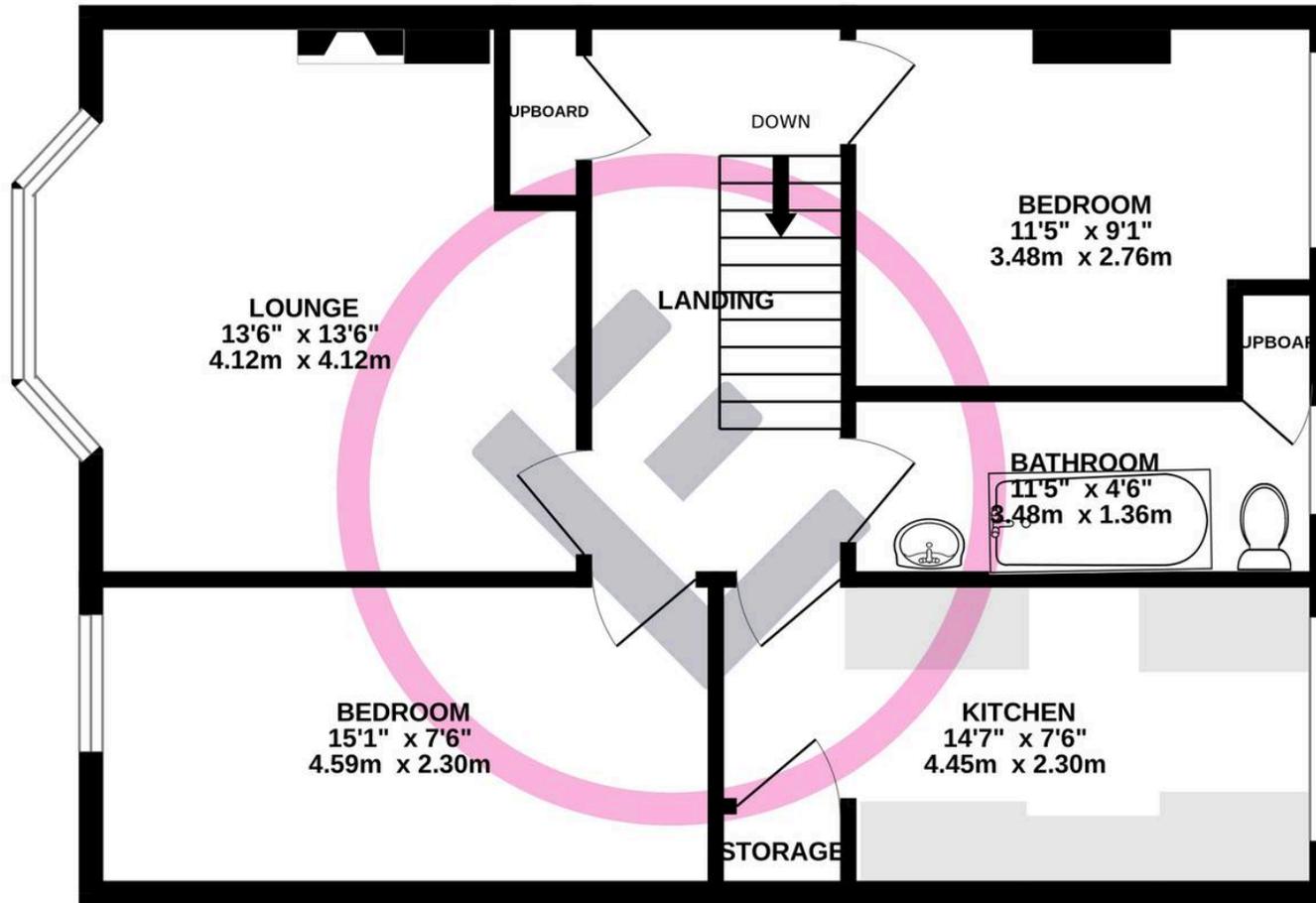
Set back from the promenade by a generous, communal front garden you will find steps lead up to the covered front door which opens to a well kept communal hallway. From here there are two doors, the door to the right opens to one flight of stairs. The front door for Flat 4 is on the first floor landing and, unlike many flats, enjoys gas central heating. Inside stairs lead up to the Flat 4 itself which is light, bright and enjoys superb views to the front and rear. The main living room is bay fronted and enjoys the most stunning views over Morecambe Bay. Well maintained white décor accentuates the light feel and there is a focal fireplace. The kitchen situated to the rear and has white cabinets with wood work tops. There is a fitted breakfast bar and space for appliances. The wood effect vinyl floor covering complements the work tops.

### Bedrooms & Bathroom

The bathroom houses a modern, white three piece bathroom suite with over bath shower, panelled bath to match the wall tiling, wash basin and WC. There is a chrome centrally heated towel rail and with floor tiling complementing the wall tiling the finish is elegant and pristine. Having a central C shaped landing gives the flat a light, airy feel. Both bedrooms are a generous size, one is situated to the rear with views over roof tops to the hills and the bedroom to the front looks out over Morecambe Bay.



**GROUND FLOOR**  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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## Lancastrian Estates

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