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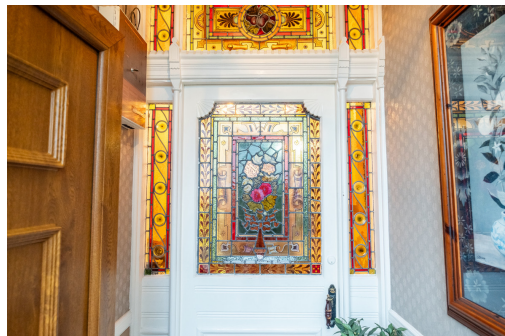
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**49 East Beach, Lytham FY8 5EY**

**£1,100,000**

*Seven Bedroom Double Fronted Semi Detached Property On Lytham Green With Estuary Views, Walking Distance To Lytham Centre. Garage, Off Road Parking For 3 Cars, Spacious Layout Across Four Floors. Development Opportunity To Convert Into Apartments.*





**Entrance Porch**

UPVC door to the front. Original tiled flooring and further wooden door with stained glass panels to:

**Hallway**

Carpeted staircase leading to the first floor, laminate flooring, radiator, storage cupboard and further cupboard housing meters. Door under stairs leading to the basement. Door to rear porch with a UPVC outer door and stair case leading down to the garage and driveway. Opening to:

**Dining Room**

Wooden framed double glazed window to the rear. Laminate flooring, spotlighting and radiator.

**Study**

UPVC double glazed windows to the front. Laminate flooring, air conditioning unit, feature fireplace and wooden stairs down to the basement.

**Wet Room**

Wet room suite, comprising: wet room shower with dual attachments and bench; WC with push button flush; and vanity unit with inset bowl wash hand basin and chrome mixer tap. Wall mounted mirror with vanity light, vinyl flooring, tiled walls and chrome ladder style towel radiator.

**Kitchen**

Range of fitted wood effect wall and base units incorporating laminate surface, central Island with storage and seating, and double bowl sink with drainer and mixer tap with extendable sprayer. Range cooker with two ovens and a 6 ring gas hob. Air conditioning unit and laminate flooring. Double doors and spiral staircase down to Orangery.

**Orangery**

UPVC double glazed French patio doors. Tiled flooring, fitted blinds, ceiling fan and radiator.

**Living Room**

UPVC double glazed bay window to the front. Feature fireplace with inset living flame gas fire, chandelier, radiator and a spiral staircase leading to Master Bedroom.

**First Floor Landing**

Wooden framed arched single glazed obscure window to the rear. Aforementioned staircase from the ground floor hallway. Further carpeted staircase leading to the second floor. Carpeted flooring and two storage cupboards. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed bay window to the front, with stunning views over Lytham Green and the Ribble Estuary. Carpeted flooring, chandelier, air-conditioning unit, and walk-in wardrobe. Hallway with spiral staircase to the lounge and wooden framed double glazed window to the side. Open to:

**En-Suite**

UPVC double glazed window to the rear. Four piece white suite, comprising: Jacuzzi bath set in tiled surround; step-in shower enclosure with dual attachments and wall mounted controls; vanity unit with inset wash hand basin and mixer tap; and WC with handle flush. Partially tiled walls, carpeted flooring.

**Bedroom Two**

UPVC double glazed windows to the front. Former kitchen area which would be ideal for converting to an en-suite. Laminate flooring and radiator.

**Bedroom Three**

Wooden framed double glazed window to the rear. Laminate flooring, radiator and sauna. Door to:

**En-Suite**

**Second Floor Landing**

Aforementioned staircase from the first floor. Wooden door and obscure windows to inner hall with laminate flooring, loft hatch and doors to four bedrooms and bathroom. Arched wooden framed single glazed window to the rear.

**Bathroom**

Velux skylight window. Three piece suite, comprising: bath with mixer tap and shower attachment; pedestal wash hand basin and mixer tap; and WC with push button flush. Tiled walls, radiator and carpeted flooring.

**Cinema Room/Bedroom Four**

UPVC double glazed window to the front. Carpeted flooring, radiator and electric fire with stone tile and black surround.

**Gym/Bedroom Five**

Velux skylight window. Laminate flooring, radiator and boiler.

**Bedroom Six**

UPVC double glazed window to the front. Fitted wardrobes and dressing table, radiator and laminate flooring.

**Bedroom Seven**

Velux skylight window. Radiator and laminate flooring.

**Basement Hallway**

Aforementioned staircase from the ground floor. Laminate flooring. Door to inner hallway with storage room. Rear outer door providing access to parking area.

**Utility Room**

Glowworm boiler. Tiled flooring, lighting and radiator.

**Room 1**

Front window. Laminate flooring, radiator and air conditioning unit.

**Room 2**

Windows to front and rear. Staircase to Study. Carpeted flooring, lightning an radiator. Opening to another carpeted room.

**External**

Private rear garden mainly consisting of a paved patio. With a purpose built gazebo sheltering a hot tub. Timber gate leading to the parking area, French doors to the orangery.

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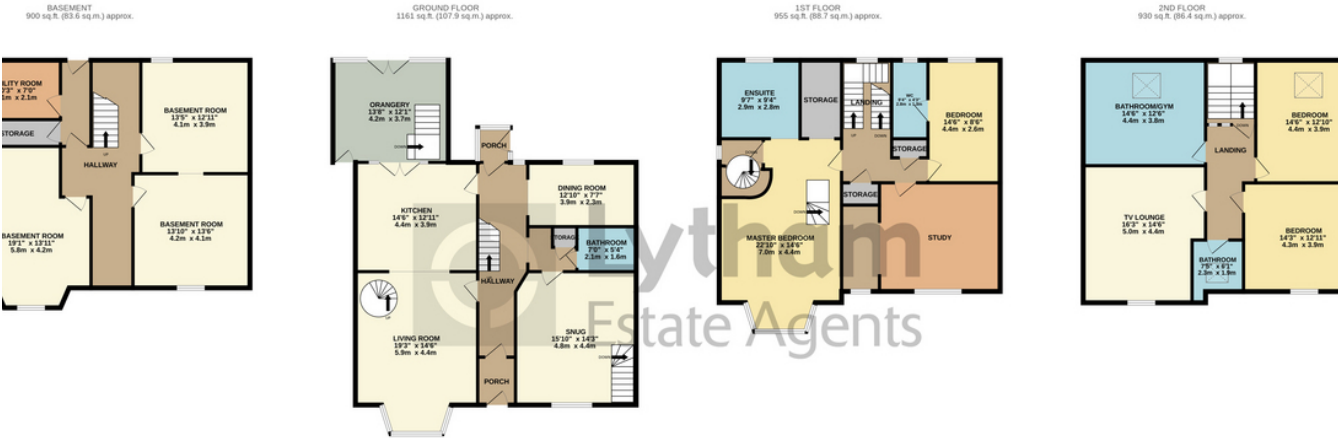
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# Floor Plans



TOTAL FLOOR AREA : 3946 sq.ft. (366.6 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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