



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



Sweet Briars 1 Hastings Place, Lytham St Annes FY8 5LZ

**Guide Price
£895,000**

A rare opportunity to own a historic Lytham property, on the market for the first time in 60 years. Featuring five bedrooms, three reception rooms, a reception hall, garage, off-road parking, and a roof terrace. Retaining original period features. Chain-free!



Entrance Vestibule

Solid oak external door to the front. Coving, ceiling light and recessed door mat. Part glazed oak door to:

Reception Hall

Original leaded window to the front. Oak panelled walls incorporating cupboards and display units. Feature fireplace with marble back and hearth. Original leaded window to the front. Carpeted turned staircase leading to the first floor. Wood flooring, radiator and ceiling light. Doors leading to the following rooms:

Lounge

Original leaded bay windows to the front and side. Feature fireplace with decorative surround and tiled back and hearth. Ceiling light, carpeted flooring, coving, radiator and period mouldings.

Cloak Room

High level original leaded windows to the side. Fitted open wardrobe/clothes rail. Fitted original marble top vanity unit with inset wash hand basin and twin chrome taps. Tiled flooring, radiator and door to useful storage area.

Dining Room

Original leaded windows to the front and rear. Feature fireplace with marble back and hearth. Wood flooring, coving, ceiling light and radiator. Door to:

Sitting Room / Study

UPVC double glazed windows to the front. Fireplace with wood and granite back and hearth. Coving, radiator, ceiling light and telephone point. Door to:

Kitchen Breakfast Room

UPVC double glazed window to the side. Original obscure windows to the side and rear. Wooden external door to the side leading to rear courtyard. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl ceramic sink and drainer with chrome mixer tap. Integrated Beko double oven/grill, and Bosch four ring induction hob with extractor above. Dishwasher and washer/dryer. Tiled flooring and splash backs, ceiling lights, radiator and TV aerial point. Door to:

Inner Hallway

Also accessed via door from Reception Hall. Original obscure window and external door to the rear, leading to a small yard. Wood flooring, wall lights and radiator. Sliding door to:

Ground Floor WC

Obscure window to the side. WC with concealed cistern and push button flush. Tiled walls and flooring, radiator and wall light.

First Floor Landing

Original window to the front, and obscure windows to the side and rear. Aforementioned turned staircase from the ground floor. Door to hidden staircase leading to the second floor. Wood flooring, ceiling lights and radiator. Doors leading to the following room.

Bedroom One

Original windows to the front and side. Illuminated leaded display cabinets, radiator, coving, ceiling light and wood flooring.

Bedroom Two

Original leaded bay window to the front. Decorative tiled fireplace. Fitted vanity unit with inset wash hand basin and twin taps. Ceiling lights, wall light, picture rail and radiator.

Bedroom Three

UPVC double glazed window to the front and French doors to the side, leading to a walled balcony/terrace overlooking the bowling green. Fitted shelving and cupboards, ceiling light, radiator and picture rail.

Bedroom Four

UPVC double glazed window to the side. Fitted wardrobes and vanity unit housing wash hand basin and mixer tap. Feature decorative tiled fireplace. Ceiling light, radiator, wall light and picture rail.

Bathroom

Original window to the front. Fitted suite comprises: panelled bath with chrome mixer tap and handheld shower attachment; step-in shower enclosure with glass screen door, wall mounted controls and handheld shower attachment on riser rail; and vanity unit with inset wash hand basin and chrome mixer tap. Carpeted flooring, tiled walls, wall mounted heater, radiator, wall mounted vanity mirror with light and shaver point, and cupboard housing Worcester boiler and hot water cylinder.

First Floor WC

Obscure window to the side. WC with concealed cistern and push button flush. Wood flooring, tiled walls, radiator and ceiling light.

Second Floor Landing

Velux skylight window. Aforementioned hidden staircase from the first floor. Ceiling light, radiator and store cupboards. Doors leading bedroom five and a further room with potential for a bathroom.

Bedroom Five

Original window to the side. Ceiling light, radiator and eaves access.

Potential Second Bathroom

Velux skylight window. Ceiling light, radiator and eaves access. Potential

External

To the front and side, the property benefits from a mostly paved walled wrap-around garden with feature rockery and charming decorative stone castles and houses, amongst a variety of plants, trees and shrubs. Double gates to the front give access to a parking space and the garage.

To the rear, there is a small paved courtyard with personal access gate to the side and door to garage.

Garage

Single garage with double opening wooden doors to the front, Power, lighting, water tap.

Additional Information

Tenure - Freehold

Council Tax Band G

Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans



TOTAL FLOOR AREA : 2670 sq.ft. (248.1 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.
Made with Metropix ©2024