



**Lytham**  
Estate Agents

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**4 The Gatehouse Fairlawn Road, Lytham St. Annes FY8 5PD**

**Guide Price**  
**£380,000**

*Modern and stylish two-bedroom first-floor apartment, perfectly located just minutes from the seaside, The Green, and Lytham town centre. Offering the ideal blend of coastal living and convenience, this property is a must-see!*



**Entrance Hall**

As you enter, you're greeted by a welcoming hallway that offers access to all rooms, including two convenient storage cupboards and an electric wall heater. Ceiling spot lighting adds a modern touch, illuminating the area warmly. Loft access with large storage space.

**Open Plan Living Dining Kitchen**

The heart of the home features an open-plan lounge and kitchen area, perfect for modern living. The kitchen is equipped with a range of wall and base units topped with complimentary work surfaces and a glass rising display area. Culinary enthusiasts will appreciate the 5-ring Neff gas hob with a stainless steel extractor above, 1 1/2 bowl stainless steel sink drainer, and tiled splashbacks. Integral appliances include an electric oven and microwave, while the lounge area boasts a sliding door opening onto a Juliette balcony, vaulted ceilings with spot lighting, and additional wall lighting. The Siematic kitchen also features an integrated dishwasher, washing machine, and a fridge freezer.

**Master Bedroom**

The master bedroom is a sanctuary of comfort, featuring Tasker fitted wardrobes, an electric wall heater, and a double-glazed window that allows for ample natural light. Door leading to:

**En Suite**

Three-piece suite comprising: shower cubicle featuring a thermostatic shower, hand wash basin, and a low flush WC.

**Bedroom Two**

Currently utilised as a dining room, this versatile space includes an electric wall heater and a double-glazed window to the front, showcasing the flexibility of the apartment to cater to various needs.

**Bathroom**

The main bathroom is fitted with a three-piece white suite, including a bath with a thermostatic shower over, a pedestal wash basin, and a low flush WC. A live ladder radiator and fully tiled walls and floors enhance the room's modern aesthetic and functionality.

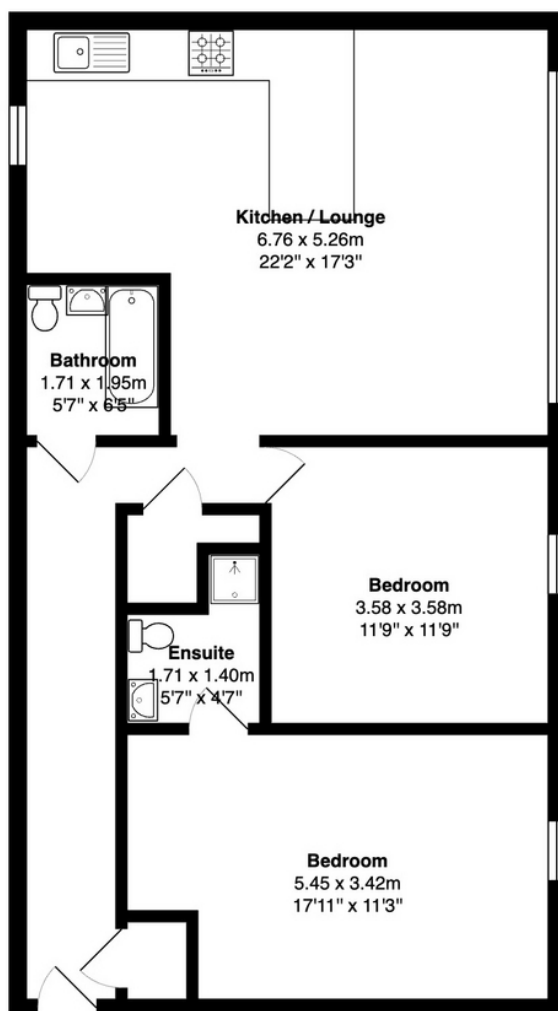
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## Floor Plans



Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

All measurements are approximate and for display purposes only