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Estate Agents

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**19 Estuary View, Lytham, Lancashire FY8 5TU**

**Guide Price  
£875,000**

*Welcome to this luxurious three-bedroom penthouse situated on Estuary View, designed to offer expansive living with incredible views over the estuary.*



**Entrance hallway**

Solid wood door opening to hallway. Porcelain tiled flooring, ceiling light and staircase leading to first floor. Useful under stairs storage area and further storage cupboard housing electricity meter and boiler. Doors leading to the following rooms:

**WC**

Two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap and WC with push button flush. Wall mounted mirror, spot lighting and porcelain tiled flooring.

**Open Plan Living Dining Kitchen**

**Living Area**

Accessed via glazed double fire doors from the Entrance Hallway. UPVC double glazed windows and boasting two sets of doors that open onto a balcony terrace, offering stunning views over the estuary. TV aerial point, telephone point, ceiling lights, porcelain tiled flooring and feature wall mounted contemporary electric fire. Built in storage cupboards.

**Balcony**

The balcony terrace accessed from the lounge is a standout feature, providing a spectacular outdoor area to enjoy the picturesque estuary views and entertain guests or unwind in the open air.

**Kitchen**

UPVC double glazed windows to the front. Range of fitted wall and base units incorporating Silestone work surfaces and under mount 1 ½ bowl stainless steel sink with chrome mixer tap. Integrated appliances include; AEG four ring induction hob with glass splash back panel and illuminated extractor above; double oven/grill; combi microwave oven; and dishwasher. American style fridge freezer. Spot lighting, lighting under wall units and porcelain tiled flooring. Door to:

**Utility Room**

UPVC double glazed obscure window to the front. Matching Silestone work surface with space and plumbing for washing machine and tumble dryer. Ceiling light and porcelain tiled flooring.

**First Floor landing**

Accessed via the aforementioned staircase. Ceiling light and loft access hatch. Doors leading to:

**Master Bedroom**

UPVC double glazed window to the front with beautiful views. Ceiling lights, spot lighting and TV aerial point. Range of fitted wardrobes incorporating mirrored door.

**En Suite**

Three piece white suite comprising: walk-in shower with glass screen, wall mounted controls, jet function, overhead rain shower and hand held shower attachment. Wall mounted wash hand basin with chrome mixer tap and WC with push button flush. Wall mounted mirror, chrome ladder style towel radiator, tiled flooring, part tiled walls, shaver points and extractor fan.

**Bedroom Two**

UPVC double glazed window to the front. Ceiling light.

**Bedroom Three**

UPVC full height double glazed window to the front with views of the estuary and beyond. Ceiling light and TV aerial point.

**Bathroom**

Velux skylight window. Three piece white suite comprising: walk-in shower with glass screen, wall mounted controls, jet function, overhead rain shower and hand held shower attachment; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, wall mounted mirror, chrome ladder style towel radiator, shaver points and spot lighting.

**Double Garage**

Electric garage door with rear access, power and lighting.

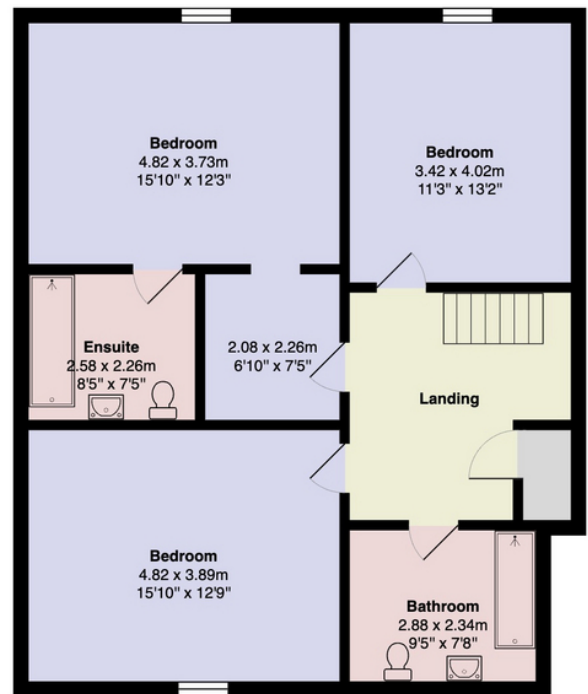
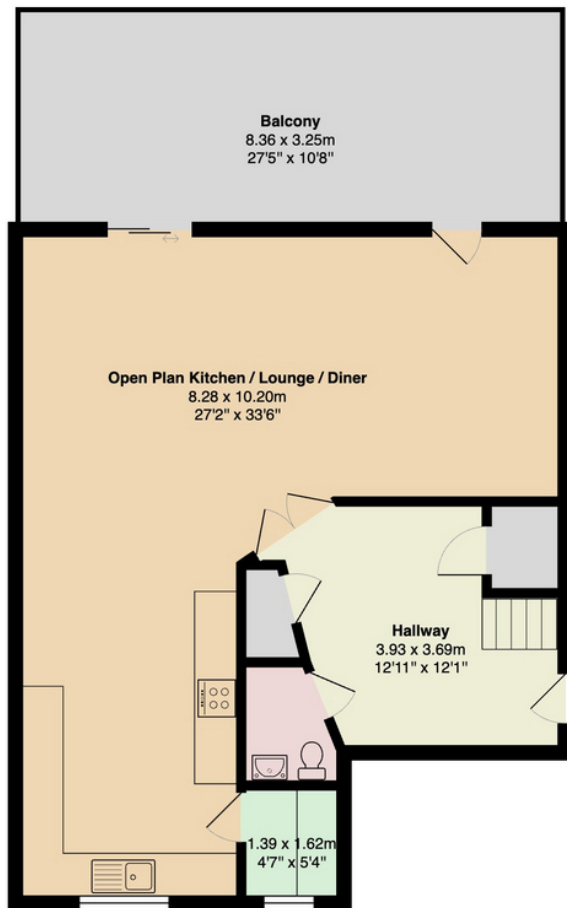
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## Floor Plans



Total Area: 160.8 m<sup>2</sup> ... 1731 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only