



Lytham
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45a East Beach, Lytham St. Annes FY8 5EY

**Guide Price
£355,000**

Spacious 3-bedroom duplex apartment with stunning estuary views, prime Lytham location, and no forward chain.



Entrance Vestibule

Composite external door to the side with obscure double glazing window. Ceiling light, matting to floor, cloaks area and cupboard housing consumer unit. Wooden door to:

Kitchen

UPVC double glazed window to the rear. Range of fitted wall and base units with laminate work surface and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Beko oven/grill, Hotpoint dishwasher, Hotpoint washer dryer, and Diplomat four ring gas hob with illuminated extractor above. Tiled flooring and splash backs, coving, ceiling light with period moulding, picture rail and antique style radiator. Door to Hallway. Open plan to:

Lounge

UPVC double glazed bay window to the front with fantastic views over Lytham Green and estuary. Carpeted flooring, radiators, coving, picture rail, TV aerial point, telephone point and ceiling light with period moulding. Feature fireplace with wooden surround and tiled back and hearth.

Hallway

Staircase leading to the lower ground floor. Spot lighting, wall lights and carpeted flooring. Door to:

Bedroom One

UPVC double glazed window to the side. Built-in wardrobe, carpet, coving, ceiling light, TV aerial point and radiator. Door to:

En-Suite

Three piece white suite, comprising: step-in shower enclosure with sliding glass door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, chrome ladder style towel radiator, spot lighting and extractor fan.

Lower Ground Floor Hallway

Aforementioned staircase from the ground floor. Carpeted flooring, radiator, wall lights and large storage cupboard. Doors leading to the following rooms:

Bedroom Two

UPVC double glazed French doors to the front lead to a small courtyard with fire escape. Fitted wardrobes and cupboard housing meters. Carpeted flooring, ceiling lights, radiator, TV aerial point and telephone point.

Bedroom Three

UPVC double glazed window to the rear. Fitted wardrobes and cupboards. Carpeted flooring, radiator, TV aerial point and ceiling light.

Bathroom

Four piece suite, comprising: panelled bath with chrome mixer tap; walk-in shower enclosure with glass screens, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, ceiling light, extractor fan, radiator, shaver point, wall mounted illuminated mirror, chrome ladder style towel radiator and useful built-in storage cupboards, housing Maintenance Eco Compact boiler.

External

The property benefits from a parking space to the front.

Additional Information

The front door, lounge window and the kitchen are all new. FENSA Guarantees

Tenure - Leasehold with 999 year lease from 28.04.89 at peppercorn rent

Council Tax Band - D

Maintenance - Split between apartments.

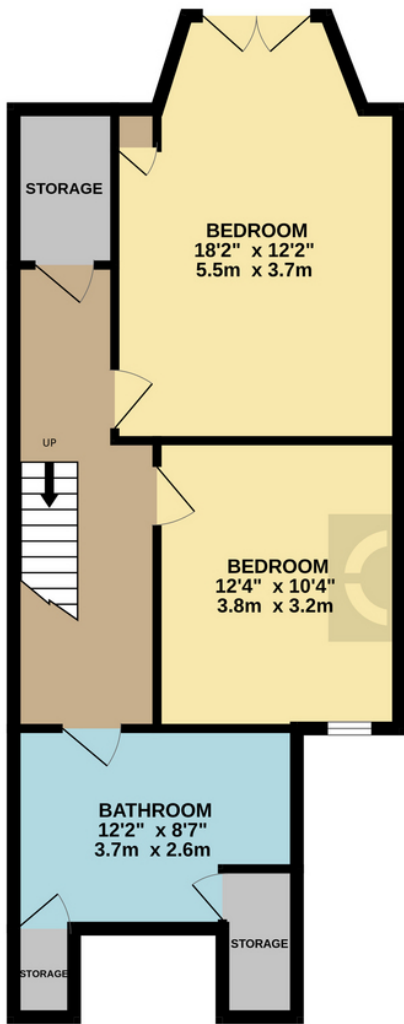
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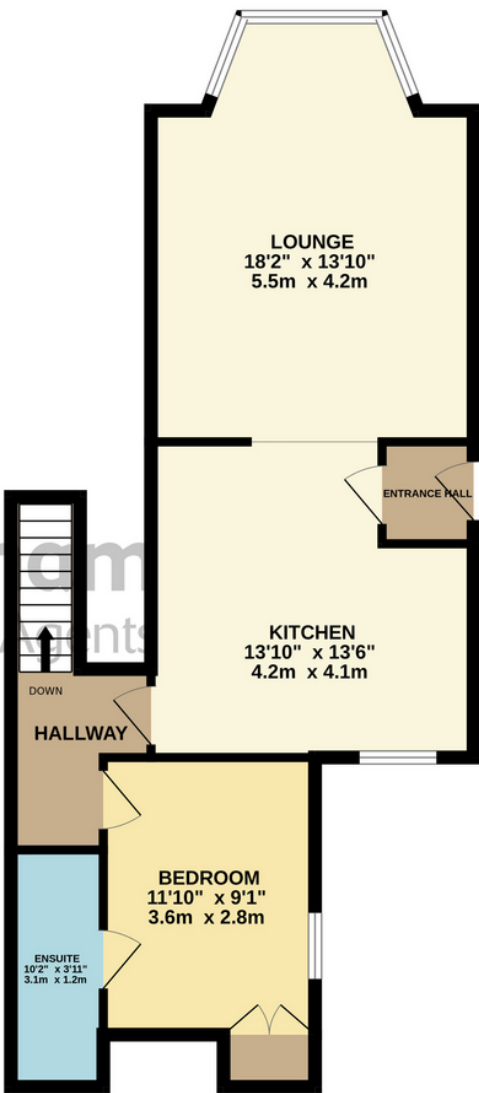


Floor Plans

BASEMENT
593 sq.ft. (55.1 sq.m.) approx.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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