



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
**2a Clifton Square,**  
**FY8 5JP**

*Telephone:* 01253 796996

*Email:*  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

*Website:*  
[www.lythamestateagents.co.uk/](http://www.lythamestateagents.co.uk/)



**Flat 3 Lowther Court, 28 Church Road, Lytham FY8 5QN**

**£259,950**

*First-floor, two-bedroom apartment with distant sea views, private entrance, and single garage. Perfect for those seeking central Lytham living!*



**Private Entrance**

Private self-contained entrance approached through an external door with obscure double glazed panel. Meter cupboard and ceiling light. Glazed door opens to staircase leading to the first floor.

**Hallway**

Ceiling lights, carpeted flooring, loft access hatch with pull down ladder.

**Living Dining Room**

UPVC double glazed bay window to the front. Radiator, wall lights, coving, TV aerial point, telephone point. Door to kitchen, further obscured double glazed door leads to:

**Sun Balcony**

Fantastic sunny south facing balcony with wrought iron balustrade and timber floor, overlooking the landscaped gardens, with distant sea views.

**Kitchen**

UPVC obscured double glazed window to the rear. Range of wall and base units incorporating laminate work surfaces and inset stainless steel single bowl sink and drainer with twin chrome taps and splash back tiling. Integrated appliances include: Fagor four ring ceramic hob with Neff illuminated extractor above; and Lamona electric oven/grill. Cupboard housing wall mounted Baxi combi boiler. Obscured glazed door to:

**Utility Porch**

External door leading to the rear external staircase. Space and plumbing for washing machine and fridge freezer.

**Bedroom One**

UPVC double glazed window to the rear. Telephone point, radiator, coving, fitted wardrobes, carpeted flooring and ceiling light.

**Bedroom Two**

Hardwood single glazed window. Radiator, telephone point, fitted wardrobes, ceiling light and carpeted flooring.

**Shower Room**

Obscured glazed windows. Three piece white suite, comprising: step-in double shower enclosure with sliding glass screen door and wall mounted Triton electric shower; pedestal wash hand basin with mixer tap; and WC. Spot lighting, extractor fan, part tiled walls, carpeted walls and radiator.

**Outside**

To the front, there are well maintained landscaped gardens with bordering trees and shrubs. A driveway and turning point leads down the side of the property to the rear courtyard and garages.

**Garage** 4.95m x 2.49m

Brick-built single garage with up and over door.

**Additional Information**

Maintenance: £900 per annum, including building insurance and ground rent.

Tenure: Leasehold with 942 years remaining

Council Tax Band: B

Pets are permitted within the property, provided they do not cause a nuisance to other residents. Short term letting is allowed.

**Disclaimer**

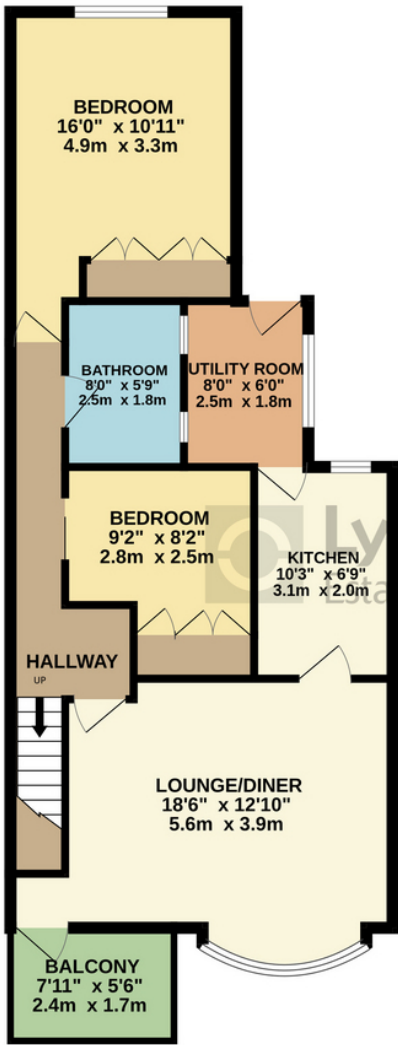
You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the 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

GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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.  
Made with Metropex ©2025