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Flat 7 West Beach House, 21 West Beach, Lytham FY8 5QH

£520,000

*Stunning Two Bedroom Sea Front Apartment with Private Balconies & Breathtaking Views
Over Lytham Green*



Kitchen Diner

A stylish Frank Antony kitchen, newly fitted in 2021, featuring a range of wall and base units with sleek Quartzize worktops. It features integrated AEG appliances, under warranty until November 2026, including multifunction double ovens, an induction hob with an integrated extractor fan, a dishwasher, and a fridge freezer. A one-and-a-half sink with a mixer tap and drainer, under-cabinet lighting, and a breakfast bar with seating complete the space. A unit houses the Worcester combi boiler, and two radiators provide warmth. Two side-facing UPVC double-glazed windows, fitted in 2021 with a 15-year FENSA warranty, showcase stunning views of Lytham Green and the Ribble Estuary beyond. The dining area is enhanced by sunken spot lighting on a dimmer switch.

Lounge

High-quality wood-effect flooring. Side-facing UPVC double-glazed window, fitted in 2021. Triple-glazed French doors open onto a private balcony, offering stunning views of Lytham Green and the Ribble Estuary beyond. Two pendant lights and two wall lights. Additional features include a radiator, telephone point, and TV aerial point.

Cloaks/WC

Wood-effect flooring continues into the WC, which is fitted with half-tiled walls. It features a Villeroy and Boch WC with a button flush and pedestal wash basin with a mixer tap. Ceiling downlighting and an extractor fan are included, along with a radiator. A fitted cupboard offers extra storage, and there are clothes hooks for convenience.

Entrance

Wood-effect flooring, ceiling downlighting, and a radiator create a welcoming space. A wall-mounted mirror and shelf provide convenience, while clothes hooks offer additional storage. A door leads into the hallway.

Hallway

Wood-effect flooring flows through the hallway, which has ceiling downlighting and a radiator. The loft hatch provides access to the boarded and insulated loft, and there are doors leading to all rooms.

Master Bedroom

The master bedroom offers carpeted flooring and double-glazed French doors opening onto a second private balcony. The room has space for bedroom furniture, with two pendant lights and ceiling coving adding to the charm. A radiator ensures comfort with Telephone and TV aerial point.

Ensuite

Villeroy & Boch suite comprising a WC with a button flush, a pedestal wash basin with a mixer tap, and a step-in shower cubicle with a wall-mounted Grohe shower featuring chrome controls. The room is finished with tiled walls and flooring, ceiling downlighting, and an extractor fan. Additional features include a wall-mounted cabinet, mirror, robe hook, and a ladder-style towel radiator.

Bedroom Two

This spacious second bedroom is fitted with carpeted flooring and includes a front-facing UPVC double-glazed window that offers scenic views. A pendant light and radiator complete the room.

Bathroom

A spacious family bathroom featuring a high-quality Villeroy & Boch suite, comprising a button-flush WC, a pedestal wash basin with a Grohe mixer tap, a panel bath with a Grohe mixer tap and plumbed wall-mounted shower, and a Grohe bidet with a mixer tap. Finished with tiled flooring and walls, ceiling downlighting, and an extractor fan. Additional features include a wall-mounted robe hook, mirror, and a ladder-style towel radiator.

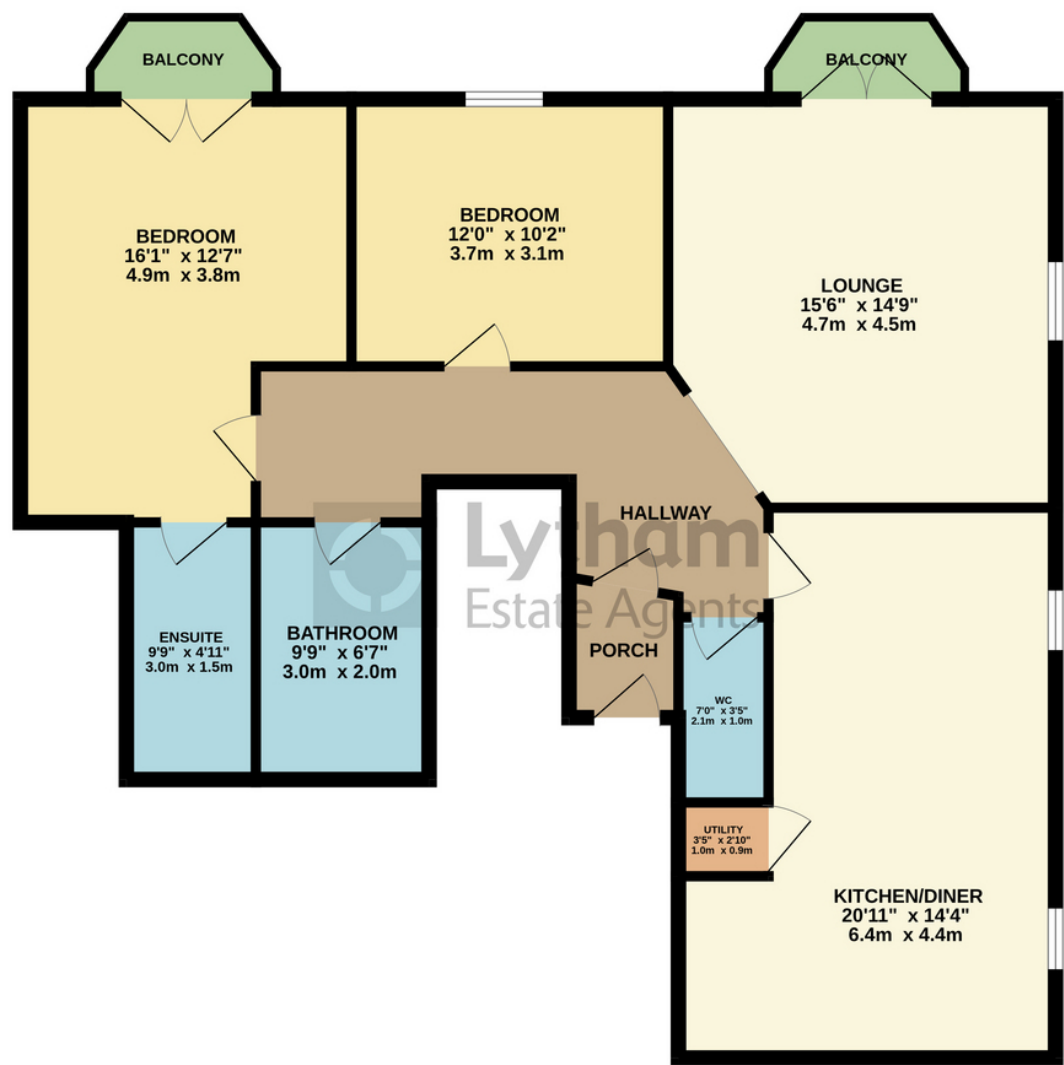
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Floor Plans

SECOND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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