



**Lytham**  
Estate Agents

19 Seafield Road  
Lytham | FY8 5PY



# Seafield Road

This Amazing Large Period Family House, Situated In A Sought After Location. Secluded Front Garden, The Property Offers Spacious Accommodation Featuring A Fabulous Split Level Open Plan Living Dining Stunning Breakfast Kitchen, Double Reception Room, Basement Study & Playroom, Utility, WC, Luxurious Master Bedroom Suite With Dressing Room & En-Suite, Large Balcony Overlooking Rear Gardens, Four Double Bedrooms, Three Bathrooms, Private Large Gardens, Double Garage, With Guest Accommodation & Gym Above. View By Strict Appointment.







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### Entrance Porch

Accessed via wooden exterior door. Ceiling light. Timber framed double glazed windows and door leading to the entrance hall. Further door to:

### Ground Floor WC

Double glazed sash window to the front. Two piece white suite, comprising: wall mounted wash hand basin and WC. Spot lighting to ceiling and wall mounted chrome heated towel radiator.

### Entrance Hall

Double glazed sash windows to the side. Spot lighting and ceiling lights. Spindled staircase leading to the first floor and further staircase leading to the basement. Two radiators. Doors leading to the following rooms:

### Open Plan Living Dining Kitchen

Glass balustrades separate the dining, kitchen and living areas.

### Kitchen Area

Range of modern fitted wall and base units with lighting under units, undermount stainless steel double sink, and matching breakfast bar. Integrated Wolf appliances include: double ovens, five ring gas hob and steamer.

Gaggenau integrated appliances include: double refrigerator, freezer and wine cooler. Extractor fan, Zip Hydrotap for instant boiling and chilled water, spot lighting to ceiling and feature lighting over breakfast bar. Door leading to staircase to basement with access to rear garden. Steps down to:

### Dining Area

Spot lighting and Bose sound system to ceiling. Feature contemporary low hanging light. Entry phone system. Pioneer TV set into wall. Steps with inset lighting lead down to:

### Living Area

Double glazed full length bi-folding doors to the rear open out onto the rear patio. Spot lighting and Bose speakers to the ceiling.

### Rear Patio

Raised patio area with glass balustrade and steps leading down to the rear garden. Lighting and sound system.

### Basement

Accessed via staircases from the entrance hall and kitchen. Several rooms with radiators and lighting (would be ideal for study, play room/cinema room and utility) connecting hallway and further rooms for storage.

### Lounge

Double reception room with Double glazed sash windows to the front bay, and further double glazed windows and French doors leading to the front terrace. Two feature fireplaces, each with marble surround and hearth, and stainless steel gas fire. Pioneer TV set into wall, radiators, corniced ceiling, spot lighting, built in sound system and two further ceiling lights.

### First Floor Landing

Aforementioned staircase leading to the ground floor. Further staircase leading to the second floor. Ceiling Lighting and doors leading to the following rooms:

### Master Bedroom Suite Bedroom

Light and spacious master bedroom with double glazed sash window to the front, enjoying stunning views over the playing fields, Lytham Green and the Ribble Estuary beyond. Coving, spot lighting and Bose sound system to ceiling. TV aerial point. Opening to:

### Dressing Room

Double glazed sash window to the front. Range of fitted wardrobes, mirror fronted storage unit and space for dressing table. Radiators, spot lighting and Bose sound system to ceiling.







### En-Suite Bathroom

Five piece white suite with bespoke chrome fittings, comprising: Freestanding bath, double walk-in shower cubicle with two overhead rain showers, wall mounted his and hers wash hand basins, and wall mounted WC with push button flush. Fully tiled walls and floor. Illuminated mirror fronted vanity cabinets, shelving, built in TV, extractor fan, two wall mounted chrome heated towel radiator, spot lighting and Bose sound system to ceiling. Obscure double glazed French doors lead out onto:

### Sun Terrace

Decked sun terrace accessed via Master En-Suite and Bedroom Two, with views over the rear garden.

### Bedroom Two

Double glazed French doors leading to the aforementioned sun terrace. Radiator, spot lighting and ceiling light point.

### Bedroom Three

Double glazed sash window to the front. Spot lighting, ceiling light point and Bose sound system to ceiling. Radiator, corniced ceiling and dado rail.

### Family Bathroom

Double glazed opaque windows to the rear. Four piece suite comprising: lit steps leading up to step-in bath and walk-in shower cubicle with overhead rain shower and hand held attachment; wall mounted wash hand basin and WC with push button flush. Fully tiled walls and flooring. Built-in TV, shelving, spot lighting, extractor fan and sound system.

### Second Floor Landing

Aforementioned staircase leading to the first floor. Lighting to ceiling. Door leading to eaves storage. Doors to the following rooms:

### Bedroom Four

Double glazed window to the front. Double glazed French doors and windows to the rear, leading onto a decked balcony. Radiators, ceiling light and TV aerial point.

### Bedroom Five

Double glazed sash window to the front. Spot lighting to ceiling, TV aerial point, radiator and loft access hatch.

### Second Family Bathroom

Velux skylight to the rear. Four piece suite, comprising: freestanding bath; step-in tiled shower with glass door; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, ceiling light and sound system. Two wall mounted curved and spiral heated towel radiators.

### Annexe

This impressive purpose built annexe is a fantastic versatile space, with lots of potential.

### Entrance Hall

Accessed via external door from rear garden. Ceiling lighting and spiral metal staircase leading to the first floor. Doors leading to the following rooms:

### Ground Floor WC

Two piece white suite comprising wash hand basin and WC with push button flush. Spot lighting to ceiling.



### Double Garage

Up and over electric doors give access to the rear. Door to:

### Garden Room

Double glazed bi-folding doors to the front. Bose sound system, spot lighting to ceiling, tiled flooring and TV aerial point.

### First Floor Reception Room

Accessed via aforementioned spiral staircase, this versatile space could be used as a guest suite, office, entertaining space, or gym (as currently used). Double glazed sliding patio doors to the front, opening onto Juliette balcony with glass balustrade. Double glazed obscure sash window to the front, and three to the rear. Vaulted ceiling with spot lighting and Bose sound system. TV aerial point. Range of fitted white gloss wall and base units with contrasting work surface and inset single bowl stainless steel sink with chrome mixer tap. Matching bar with ceramic worktop and lighting. Integrated Lamona dishwasher. Door leading to:

### Shower Room

Double glazed window to the front. Three piece suite comprising: walk-in shower cubicle with glass screen, overhead rain shower and hand held attachment; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, tiled splash backs, extractor fan and spot lighting to ceiling.

### External

To the front, secure gated access leads into a private landscaped front garden, laid to lawn with bordering trees and shrubs. Lit steps lead up to a front terrace and space for table and chairs. Side gate provides access to the rear garden.

To the rear, a landscaped laid to lawn garden with paved pathways and bordering trees, plants and shrubs. Steps leading up to the rear patio, which provides a fantastic entertaining space.

### Additional Information

The property benefits from a Lutron mood lighting system and Bose sound system throughout most of the rooms.

Tenure - Freehold

Council Tax Band - G

### EPC Results

Main House:	Current Energy Efficiency Rating - ()
	Potential Energy Efficiency Rating - ()
	Current Environmental Impact Rating - ()
	Potential Environmental Impact Rating - ()
Annexe:	Current Energy Efficiency Rating - ()
	Potential Energy Efficiency Rating - ()
	Current Environmental Impact Rating - ()
	Potential Environmental Impact Rating - ()



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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