



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 7 Nelson Court - Arnside





## Features

- One double bedroom
- A light and bright kitchen with breakfast bar
- A good sized living room with access out to the rear garden
- One parking space with visitor parking also available
- Beautiful gardens to enjoy
- Views out towards the estuary
- A large, easy to access under croft

Hidden away and boasting elevated views with glimpses to the estuary, this is a wonderful low maintenance home with underfloor heating throughout and is offered with no onward chain. Located within a very short walk to the promenade and it is fabulously nestled away in a peaceful location. The home offers the living accommodation on one floor with a spacious entrance hallway with built-in storage, a bright living room with direct access into the garden, a well equipped kitchen, a double bedroom, a modern shower room and a large and easily accessible under croft. There is parking for one

vehicle with visitor parking also available. The front garden is bordered by a beautiful, natural limestone outcrop, softened by alpines and climbers with a rockery packed full of alpines and mature plants adding colour and there are open glimpses of the Kent Estuary from here. The rear garden offers a generous paved area to accommodate a table and chairs, perfect for sitting and relaxing in a haven of calm with family and friends surrounded by banks of natural foliage and colourful planting. Arnside is a highly sought after sea-side village and is a designated Area of Outstanding Natural Beauty. The village

has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, a pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



#### Entrance hallway

An inviting entrance into the home with ample space to take off coats and shoes with a large built-in cupboard to store everything.

#### Living room

A bright living room with a feature electric fireplace to add a cosy touch to the room. Elevated views are afforded over the rear garden with French doors leading effortlessly outside.

#### Kitchen

A well equipped kitchen benefitting from a good range of cream shaker style base and wall units, grey work surfaces and integrated appliances to include an over with extractor hood above, dishwasher, fridge and freezer. An integrated breakfast bar sits to one wall and offers thoughtful informal seating for two. Elevated views over the front garden and to the estuary beyond can be enjoyed through the window.

#### Bedroom

A good sized, bright double bedroom boasting elevated front facing views to the estuary beyond with plenty of room for furniture.





#### Shower room

Consisting of a quadrant, mains-fed shower cubicle, WC and hand basin within a vanity unit for storage. The walls are tiled and there is a heated towel rail to utilise.

#### Externally

The allocated parking space for the property sits conveniently close by with further visitor spaces available if required. Steps lead up to the front garden, bordered by a beautiful, natural limestone outcrop, softened by alpines and climbers with a rockery packed full of alpines and mature plants adding colour. There are open glimpses of the Kent Estuary from here. Iron railings surround the garden to the other side and steps lead up to a side path and the front door. The path leads around into the rear garden, passing further limestone outcrops to add interest to the space. The rear garden offers a generous paved area to accommodate a table and chairs, perfect for sitting and relaxing in a haven of calm with family and friends surrounded by banks of natural foliage and colourful planting. To the front of the home is access into an undercroft, the ideal place to store everything with fitted shelving present.



#### Useful Information

House built - 2002.

#### Tenure

- Leasehold - £100 per annum (this was paid on 1st April 2024).
- This cost covers the upkeep of the communal gardens and the private cul de sac.
- The freeholders are the 7 residents of Nelson Court.

Heating - Electric underfloor heating.

Water meter.

What3Words location - ///refer.according.kebabs.



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



# 7 Nelson Court - Arnside



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

51.07 m<sup>2</sup>  
549.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Waterhouse Estate Agents**

10 Park Road, Milnthorpe  
LA7 7AD

**Tel: 01524 760048**

[info@waterhousestates.co.uk](mailto:info@waterhousestates.co.uk)

[www.waterhousestates.co.uk](http://www.waterhousestates.co.uk)



**WATERHOUSE  
ESTATE AGENTS**

Local. Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.