



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

29 Watersedge - Sandside





Features

- Recently modernised throughout
- Available with no onward chain
- Open plan kitchen/ living room
- Two bedrooms, the main bedroom with built in storage
- Beautiful elevated views
- Modern electric heaters throughout
- An allocated parking space

A well presented, recently modernised and ready-to-move-into, two-bedroom apartment offering fantastic open views of the estuary and beyond. Offered with no onward chain, it is sure to appeal to a wide range of purchasers, whether you're a first-time buyer, looking to downsize, or want a convenient, low-maintenance property. The bright and spacious open-plan kitchen and living/dining area creates the perfect space for sociable living, ideal for both cooking and entertaining. The two bedrooms offer differing views – the main bedroom looks out to the estuary and beyond,

and the other to the nearby woodland at the rear, providing a tranquil and ever-changing outlook. The shower room is fully equipped with the essentials and provides a practical and clean space. To the rear of the property, there is a designated parking space for one vehicle, adding an extra layer of convenience. The apartment combines modern living with an enviable location and would be an excellent choice for anyone seeking a comfortable and stylish home. Sandside is ideally located on the edge of Storth, a picturesque village that boasts a Post Office and integrated community shop

and a well regarded primary school. The village has a vibrant community with several local groups and societies ranging from play groups to an amateur dramatics society and offers various other activities within the Village Hall. Sandside is also within close proximity to both Arnside and Milnthorpe with Milnthorpe offering a Booths supermarket, two doctors surgeries, two dentists and a wide range of further amenities. There are good transport links from nearby Arnside with a train station, a bus route and the M6 motorway is just a 15 minute drive away.



Entrance porch

A bright space welcoming you into the apartment with space to keep coats and shoes out of the way from the main living accommodation.

Living room/ dining room

A naturally bright and versatile living space, perfect for relaxing with family and friends. The room easily accommodates a dining table, making it ideal for shared meals and gatherings. Large sliding doors provide access out to the balcony, offering stunning open views to the estuary and beyond. Connected seamlessly to the kitchen, perfect for modern living.

Kitchen

A sleek, modern kitchen featuring white, handleless gloss base and wall units complemented by matching white work surfaces. The layout provides space for a standalone cooker with an integrated hood above, along with designated spaces for a washing machine and a fridge and a freezer. Stylish blue subway-tiled splashbacks add a



vibrant touch of character. A rear-facing window offers delightful views of nearby woodland, bringing a sense of tranquillity to the space.

Bedroom 1

A spacious double bedroom framing front-facing views through the floor-to-ceiling window, overlooking the estuary beyond. The room features a large built-in wardrobe with mirrored sliding doors, providing ample storage space.

Bedroom 2

A single bedroom with rear facing views out to woodland nearby.

Shower room

Featuring a quadrant shower cubicle with an electric shower, WC, and hand basin, this bright shower room is bathed in natural light. It boasts an electric towel rail with fully tiled walls and flooring.



Externally

There is a parking space for one vehicle behind the property on a gravelled car park. There is a shared laundry facility to utilise for a small charge and for the use of storing tools.

Useful Information

Property built - 1975 approx.

Council tax band - C (Westmorland and Furness Council).

Heating - Electric heaters.

Drainage - Mains.

What3Words location - [///curl.sped.bucket](https://www.what3words.com/#!/curl.sped.bucket).

Tenure - Leasehold

- 999 year lease from 1st January 2010.

- £763.04 paid twice yearly which covers buildings insurance, water charges, exterior decorating every 5 years, stairs cleaning, window cleaning.



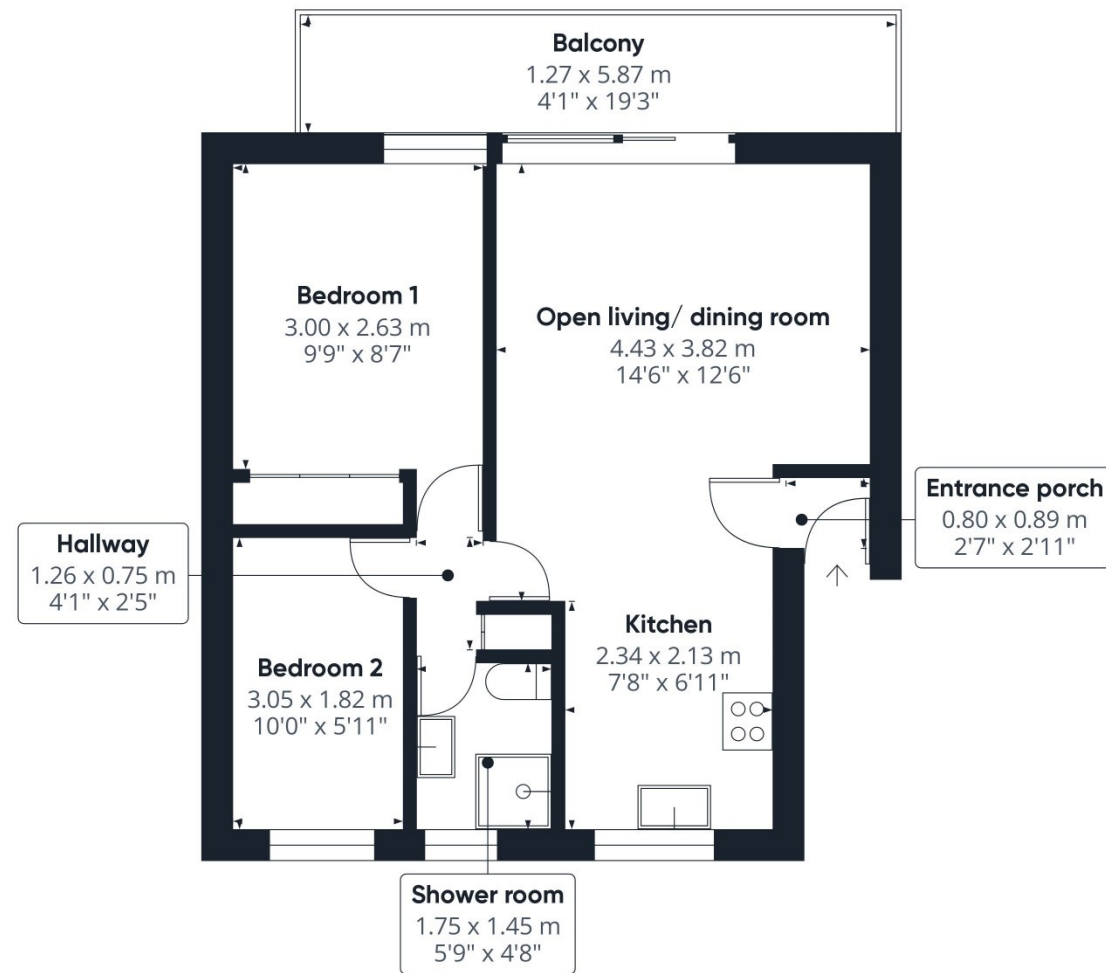
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Private

PRIVATE
NO PARKING
VIOLATORS WILL BE
PROSECUTED

29 Watersedge - Sandside



Approximate total area⁽¹⁾

40.47 m²
435.61 ft²

Balconies and terraces

7.36 m²
79.22 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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