



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Hazel Bank - Arnside





Features

- One bedroom, ground floor apartment
- Opportunity to modernise and add value
- Stunning views over the estuary and Lakeland fells in the distance
- Allocated parking for one vehicle
- Front and rear garden
- Close to village centre and promenade
- Owner of the apartment has the Freehold

Hazel Bank is a one-bedroom, ground-floor apartment offering stunning, far-reaching views of the estuary and Lakeland Fells, nestled in the highly sought-after village of Arnside. This property presents a fantastic opportunity to modernise and create your dream living space while adding value. Offered with no onward chain, it is sure to attract a wide range of potential buyers. Accessed via both the front and side of the property, the apartment boasts a spacious living room featuring a large bay window that frames the breath-taking views, along with a focal fireplace. The kitchen is equipped with bespoke wooden units and provides ample space for a dining table, making it an ideal setting for

entertaining guests. The generously sized double bedroom offers plenty of room, and the bright three-piece bathroom completes the accommodation. Outside, the property benefits from a low-maintenance garden at the front and a raised seating area at the rear, both offering fantastic, far-reaching views. Additionally, there is the convenience of an allocated parking space. With this apartment you would be the owner of the Freehold. Arnside is a sought-after village with a lovely, community atmosphere and 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, pharmacy, a primary school, 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



Entrance porch

A bright entrance to the property featuring elegant Victorian tiles and ornate coving.

Hallway

Natural light pours in from the porch, illuminating the space, which includes a built-in cupboard for convenient storage. There is room for freestanding furniture, and the area provides access to the Living Room, Kitchen, and Bedroom.

Living room

A bright and inviting room with the potential to become a stunning space for relaxation or entertaining. The large bay window offers breathtaking views of the Kent Estuary and beyond, creating a perfect setting to enjoy with family and friends. A charming feature fireplace, complete with a log burner, adds warmth and character.

Kitchen

Boasting bespoke solid wooden base and wall units, beautifully complemented by a black granite work surface. A traditional Belfast sink sits gracefully beneath the window, while an integrated electric range cooker



adds to its charm. There is space for a freestanding washing machine and ample room for a dining table. A built-in, floor-to-ceiling cupboard with classic wooden doors provides excellent storage, enhancing the room's versatility as a social and functional space.

Bathroom

The room features a bath with an overhead electric shower, a traditional ceramic basin sink, and a high-level WC, all complemented by classic white metro tiles. Natural light pours in through the window, brightening the space.

Bedroom

A generously sized double bedroom with ornate coving and a large window that fills the room with natural light to create a bright room.

Rear porch

Conveniently accessed via the parking area, this is perfect space for removing shoes before entering the kitchen. The half-glazed walls, create a bright and airy area.



Externally

At the front of the apartment, a set of steps and a path lead you to the entrance. The low-maintenance front garden features a delightful patio area, perfect for a small table and chairs to relax while taking in the stunning views of the estuary and Lakeland fells. Mature shrubs add character, creating an ideal space for potted plants. To the side of the property, conveniently positioned next to the rear porch, is a flat area that once housed a coal store. Beyond the property, an allocated parking space is available for one vehicle. At the end of the shared drive, a set of steps leads to an elevated seating area, currently gravelled for minimal upkeep. This serene spot offers an ideal place to enjoy the breath-taking views and sunsets on a summer evening.

Useful Information

Property built - circa 1890.

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

Heating - No central heating - Log burning stove. Gas connection available at the rear of the property.

Drainage - Mains.

Tenure - Leasehold. Owner of the apartment has the Freehold.

- Subject to the remainder of a 999 year lease dated 25yrs 1974.

- Ground rent - £10 per annum.

- Any repair costs are dealt with informally between the 3 apartments.

- Buildings insurance is dealt with by freeholder and split 3 ways (approx. £350 per annum).

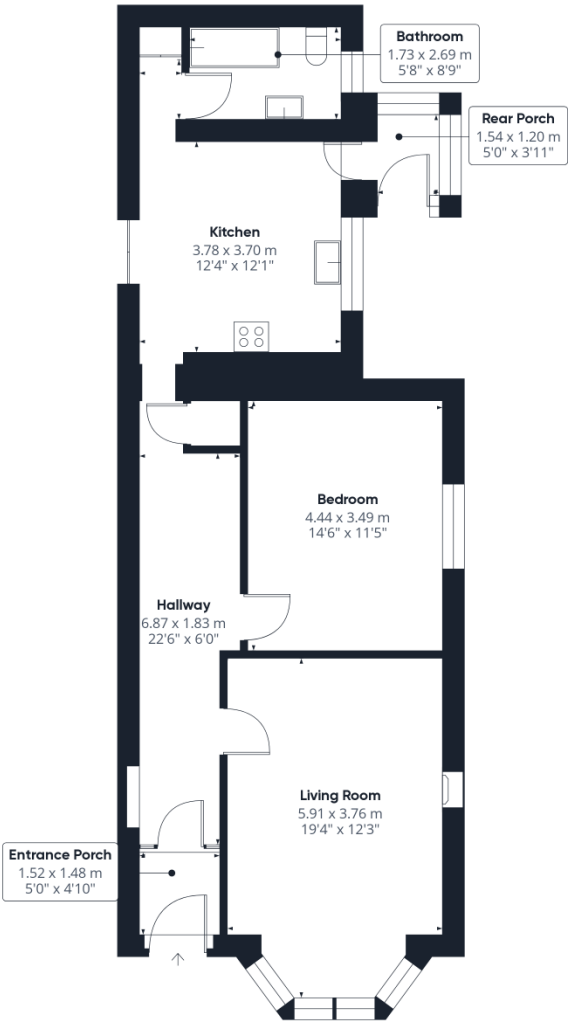
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Approximate total area⁽¹⁾
76.08 m²
818.92 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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