



Flat 1,37, Sandylands
Promenade,
Heysham, Morecambe, LA3
1DW

Flat 1,37, Sandylands Promenade, Heysham, Morecambe

The property at a glance

- Generous Lower Ground Floor Flat
- One Double Bedroom
- Spacious Lounge & Kitchen Diner
- Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Enclosed Rear Yard
- Stunning Sea Front Location on Sandylands Promenade

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£625

Get to know the property



Generously proportioned one bedroom lower ground floor flat situated on the Sea front of Morecambe Bay!

Access from the front elevation is via steps down to the flat - upon entrance takes you into the spacious lounge which features a contemporary electric fire and is decorated in neutral tones. Continuing through you will reach the fantastic size kitchen diner - with the fitted kitchen offering a good range of wall and base units in white with and an integrated oven, hob and extractor hood, plus a dishwasher and plumbing for washing machine.

The bedroom is a generous double bedroom and the bathroom offers a three piece suite comprising of a fitted bath with shower above, low flush WC and pedestal wash hand basin, plus a chrome towel rail.

Double glazing and gas central heating benefit the property throughout.

Externally, there is an enclosed, paved rear yard with gated access to the rear. *Please note - the meters for the whole building are located in the yard so from time to time access may be required for readings*

Situated on the sea front, the property is ideally positioned for access to Morecambe Town Centre and all local amenities including shops, schools and bus routes to surrounding areas and Lancaster City Centre. From the promenade there are fantastic views across Morecambe Bay to the Lakeland fells beyond.



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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			