



Ground Floor, 450 Marine
Road East, Morecambe,
LA4 6AB

Ground Floor, 450, Marine Road East, Morecambe

The property at a glance

3  1  1 

- Sublime, Three Bedroom Maisonette
- Panoramic Sea Views over Morecambe Bay
- Newly Renovated to a High Standard Throughout
- Generous Bay Fronted Lounge & Stylish Kitchen
- Sleek, Contemporary Shower Suite
- EPC: D Band: TBC
- High Standard of Sound Proofing & Insulation Throughout
- Ideal AirBnB/Holiday Let Investment/Family Home/Holiday Home
- Potential Income Value of £24,000-£29,000pa
- Promenade Location close to Local Amenities



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£275,000

Get to know the property



A sublime, three bedroom maisonette set on the sea front with unrivalled panoramic views over Morecambe Bay towards the Lakeland fells! A superb investment opportunity for a boutique style AirBnB/holiday let with an estimated income potential of £24,000 - £29,000 per annum (with scope for increase in further years)!

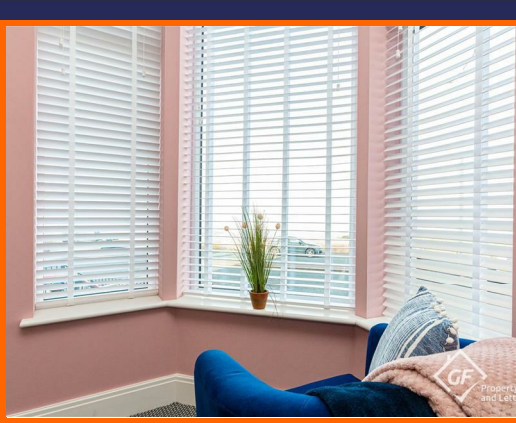
This stunning maisonette flows with gorgeous interiors, finished with contemporary décor and modern fixtures and fittings to create the perfect holiday let, a beautiful holiday home for your own tranquil escape or even a family home!

Set on the picturesque promenade, offering easy access to all local amenities and transport links towards the neighbouring villages of Bare and Heysham, plus Lancaster City Centre and the M6 motorway network, providing swift access towards The Lake District and Preston.

Having been fully refurbished throughout, it is in immaculate 'turn-key' condition - ready to be let out or for a second home owner or family to move straight into.

From the front elevation there is a shared access (with two other apartments) into a communal hallway which in turn provides access to the private hallway of the maisonette.



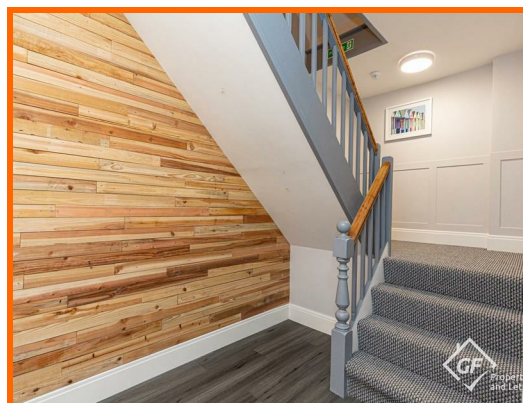
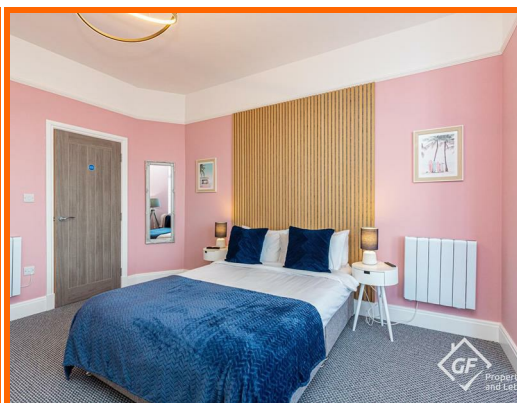


The generously proportioned accommodation, set over the ground and lower ground floors, briefly comprises of a welcoming, bay fronted lounge with French doors and private access, sleek kitchen, two double bedrooms, a good size single bedroom and a contemporary three piece shower suite. Additionally, the property benefits from a shared store room and utility, with access out to the rear.

Morecambe Promenade has undergone considerable redevelopment over the past few years with various events such as the nationally acclaimed Vintage Festival, Kite Festival, Baylight and Morecambe Carnival now drawing in large numbers of visitors to the area. The proposed Eden Project North will also be a huge attraction for the area - which is due to begin this year and set to be a seaside twist on the successful Eden Project in Cornwall.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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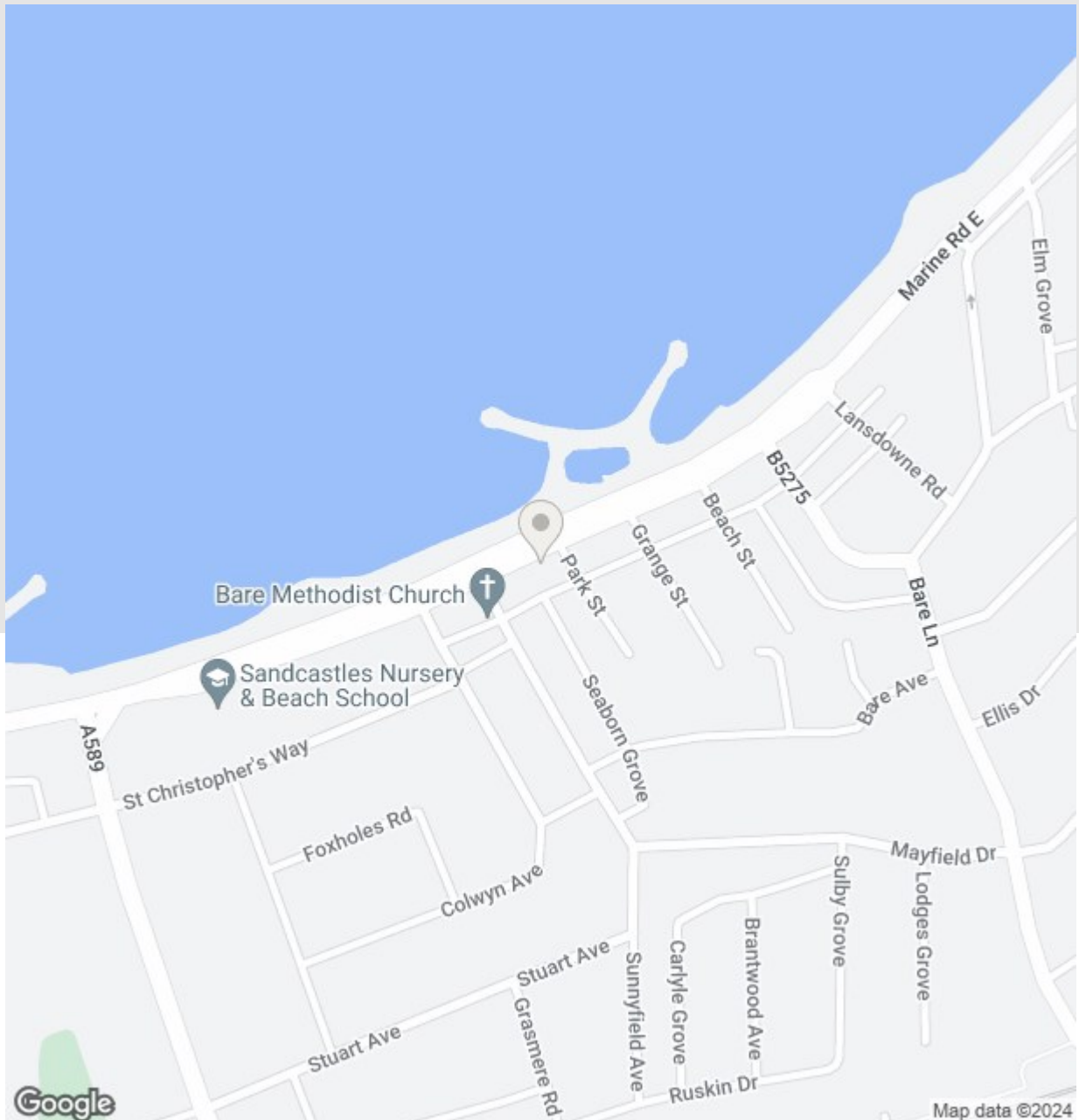
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(65-80) C				(65-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	