



47 Sandylands Promenade,  
Heysham, LA3 1DW

47, Sandylands Promenade, Heysham

## ***The property at a glance***

7   

- Set Over Five Floors
- Split Into Three Flats
- Spacious Rooms Throughout
- Enclosed Rear Yard
- Envious Views Over The Promenade
- Freehold
- Council Tax Band: TBC
- EPC Rating; TBC
- Stunning Coastal Walks



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£425,000**

# Get to know the property

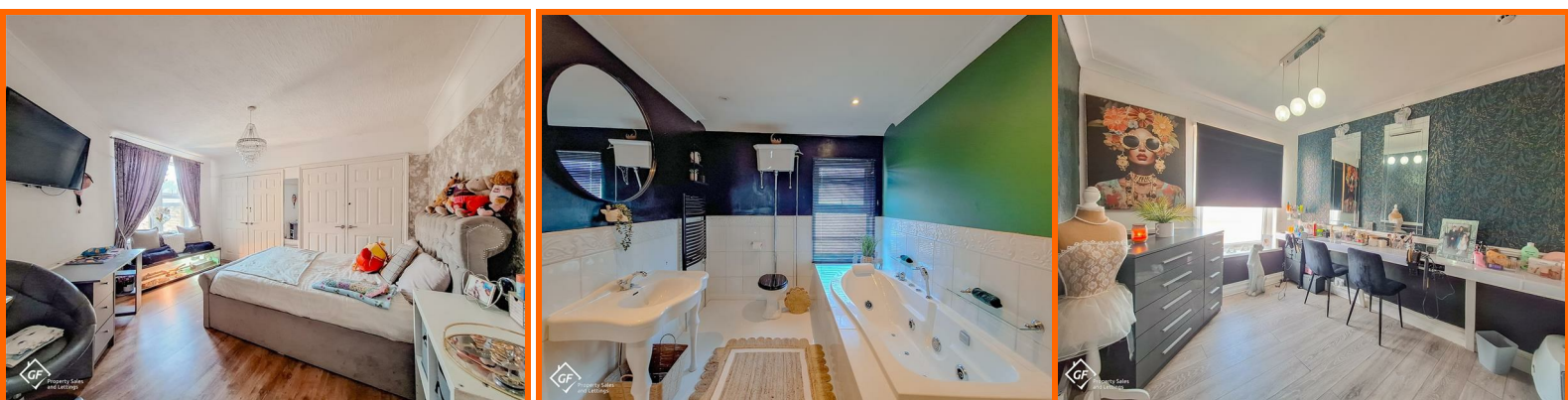


## A SPACIOUS PROPERTY SET OVER FIVE FLOORS - SPLIT INTO THREE FLATS

This is a superb, rare opportunity, to acquire a wonderfully positioned, spacious, bay-fronted property set over five well proportioned floors and commanding enviable views across Morecambe Bay. Currently split into three flats, all of which benefit from spacious living rooms and direct access onto the promenade. The property is perfectly suited for an investor looking for a ready to go rental opportunity with tenants currently in situ in all three flats.

The property comprises briefly: steps leading from the front to a communal lobby with doors leading to the ground-floor flat and the first-floor flat. The lower ground floor flat is accessed from the rear. The lower ground floor flat entrance door leads to a kitchen with access to the hallway. The hallway has stairs, currently blocked off, leading to the ground floor, and doors to a bedroom, spacious living room, and a study. The bedroom has an ensuite shower room. The ground floor flat entrance leads to a hallway with doors leading to a bedroom, spacious living room, and kitchen. The kitchen leads to a three-piece bathroom suite. The first floor flat is accessed via stairs leading to a landing with stairs to the second floor and doors to a kitchen, two reception rooms, and a bedroom/study. To the second floor is a landing with stairs leading to the third floor and doors leading to a shower room, bathroom, and three bedrooms. To the third floor is a landing with doors leading two more bedrooms. There is an enclosed rear yard for use by the lower ground floor flat.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram.



**Ground Floor**

**Entrance Hallway**

Entrance door, corbels, cornice coving, wood effect flooring and doors to bedroom, reception room and kitchen.

**Kitchen**

4.29m x 2.77m (14'1 x 9'1)

UPVC double glazed window, central heating radiator, freestanding oven with four ring electric hob, composite sink with drainer and mixer tap, plumbing for washing machine, wood effect flooring and door to the bathroom.

**Bathroom**

2.92m x 1.35m (9'7 x 4'5)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, PVC panelled elevations and wood effect flooring.

**Bedroom**

4.62m x 4.27m (15'2 x 14')

UPVC double glazed window, central heating radiator, cornice coving and wood effect flooring.

**Reception Room**

4.62m x 4.19m (15'2 x 13'9)

UPVC double glazed bay window, central heating, living flame gas fire, television point, coving coving, ceiling rose and wood effect flooring.

**Lower Ground Floor**

Accessed from the rear.

**Kitchen**

4.29m x 4.22m (14'1 x 13'10)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, oven and grill in a high rise unit, four ring electric hob, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, tiled flooring and door to the hallway.

**Hallway**

Understairs storage, central heating radiator and doors to bedroom, reception room and study.

**Bedroom**

4.19m x 3.20m (13'9 x 10'6)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

**En Suite**

2.03m x 1.27m (6'8 x 4'2)

UPVC double glazed frosted window, electric heater, dual flush WC, pedestal wash basin, electric feed shower unit, PVC panelled elevations and vinyl flooring.

**Reception Room**

5.31m x 4.55m (17'5 x 14'11)

UPVC double glazed bay window, central heating radiator, television point and cornice coving.

**Study**

2.69m x 1.88m (8'10 x 6'2)

Central heating radiator and boiler.

**First Floor**

**Landing**

Central heating radiator, dado rail, cornice coving, wood effect flooring and doors to kitchen and two reception rooms.

**Kitchen**

4.34m x 3.02m (14'3 x 9'11)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite sink with drainer and mixer tap, plumbing for washing machine, space for dryer and fridge freezer, spotlights, coving and tile effect flooring.

**Reception Room One**

5.36m x 4.19m (17'7 x 13'9)

UPVC double glazed bay window, central heating radiator, living flame gas fire, television point, picture rail, cornice coving, ceiling rose and wood effect flooring.

**Reception Room Two**

4.62m x 4.27m (15'2 x 14')

UPVC double glazed window, central heating radiator, living flame gas fire, picture rail, cornice coving, ceiling rose and wood effect flooring.

**Bedroom**

3.00m x 2.03m (9'10 x 6'8)

UPVC double glazed window, central heating radiator, picture rail and cornice coving.

**Second Floor**

**Landing**

Central heating radiator, picture rail, coving and doors to shower room, bathroom and three bedrooms.

**Shower Room**

3.25m x 1.80m (10'8 x 5'11)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations and tile effect flooring.

**Bathroom**

4.09m x 2.36m (13'5 x 7'9)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, WC, wash basin, freestanding roll top bath, part tiled elevations, coving and spotlights.

**Bedroom**

4.29m x 4.06m (14'1 x 13'4)

UPVC double glazed window, central heating radiator, fitted storage, picture rail and coving.

**Bedroom**

4.27m x 3.99m (14' x 13'1)

UPVC double glazed window, central heating radiator, fitted storage, picture rail and cornice coving.

**Bedroom**

3.20m x 2.54m (10'6 x 8'4)

UPVC double glazed window, central heating radiator, television point, dado rail and coving.

**Third Floor**

**Landing**

Velux window, dado rail, cornice coving, ceiling rose and doors to two bedrooms.

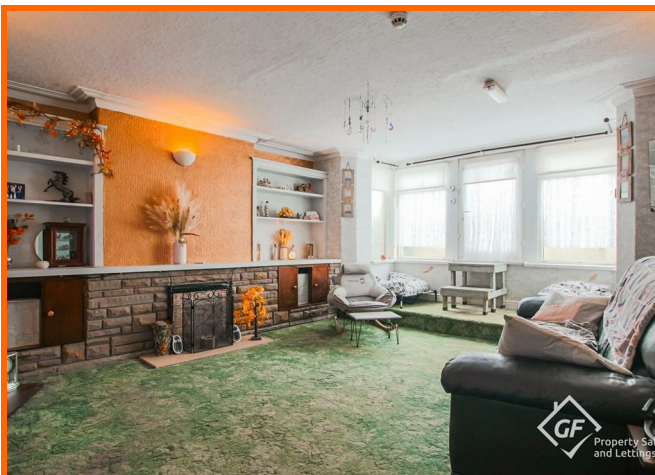
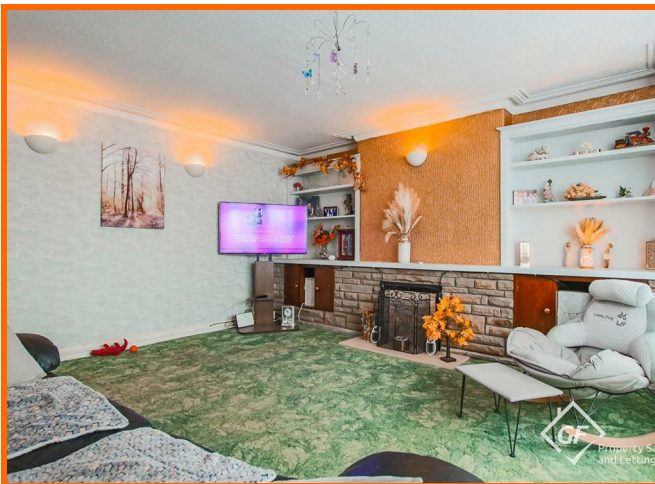
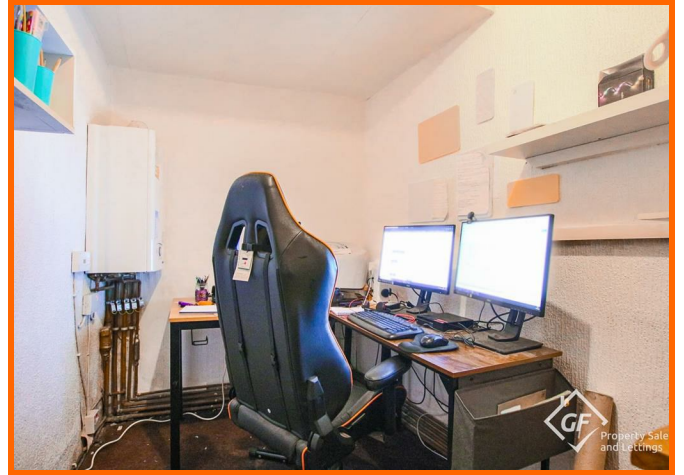
**Bedroom**

7.57m x 6.81m (24'10 x 22'4)

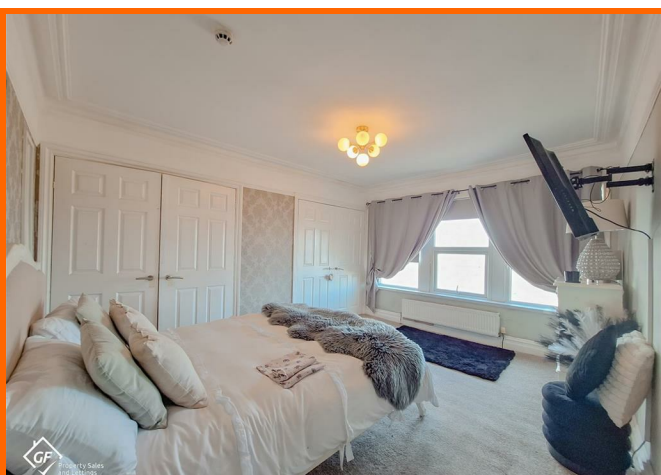
Three UPVC double glazed windows, central heating radiator, dado rail, loft access and wood effect flooring.

**Bedroom**

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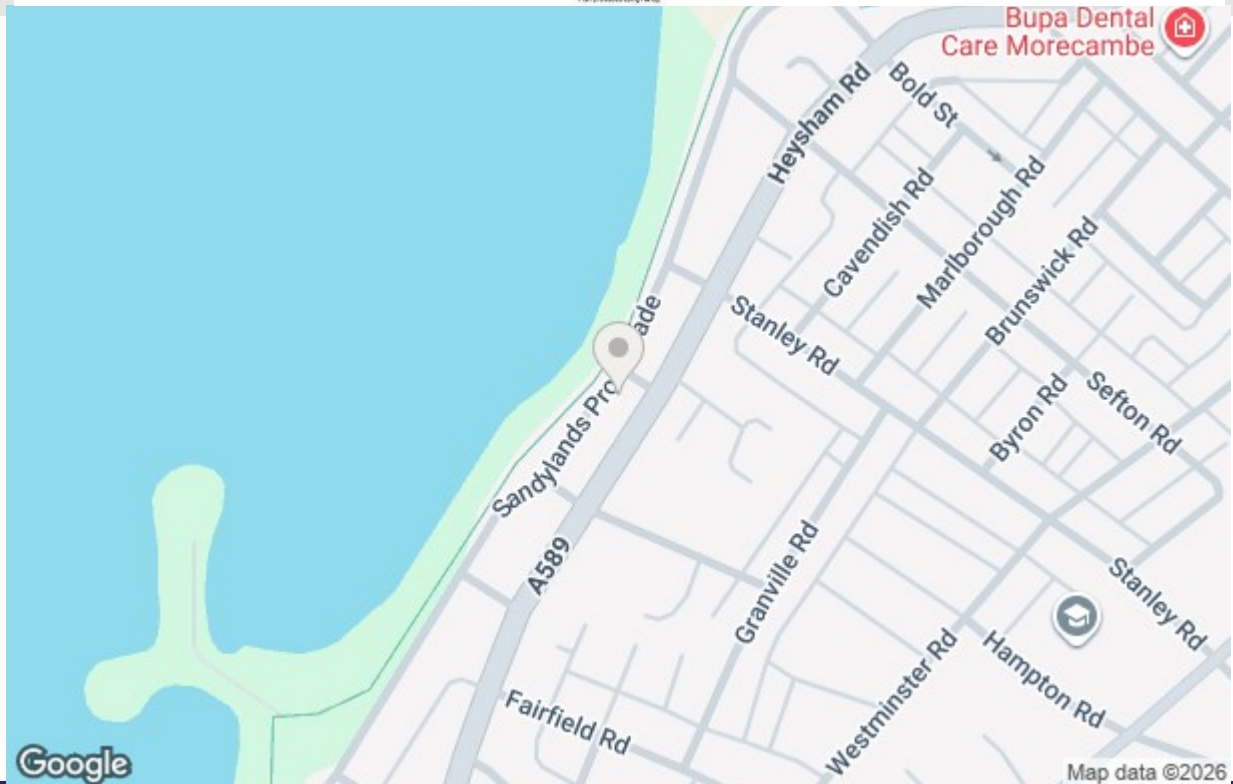
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# Take a nosey round



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 PlanIt.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(10-15) <b>A</b>	
(16-20) <b>B</b>	
(21-25) <b>C</b>	
(26-30) <b>D</b>	
(31-35) <b>E</b>	
(36-40) <b>F</b>	
(41-45) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	