



Flat 14, Marine Court  
Sandylands Promenade,  
Morecambe LA3 1HQ

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

2  1  1 

- Sea Front Apartment
- Two Bedrooms
- Balcony Room
- Fitted Kitchen
- Three Piece Bathroom
- Main Bedroom With En Suite WC
- Dedicated Parking Space
- Leasehold
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£140,000**



# Get to know the property



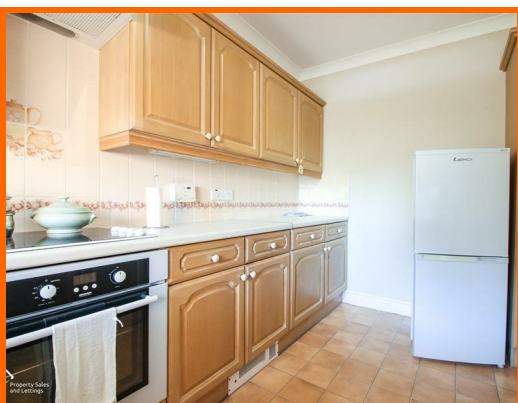
## A DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT ON THE SEA FRONT OF MORECAMBE

Welcome to Sandylands Promenade, Heysham, Morecambe - a stunning location for this charming apartment!

Situated on the sea front, this deceptively spacious first-floor apartment offers a unique opportunity to live by the sea. The property boasts two generously sized bedrooms, perfect for a couple or those who enjoy having guests over.

The apartment features a bathroom and an en suite, providing convenience and privacy for the residents. Imagine waking up to the sound of the waves and enjoying a cup of tea in the balcony room overlooking the sea - a truly picturesque setting for relaxation and tranquillity.

Whether you're looking for a permanent residence or a holiday home, this apartment offers the best of coastal living. Don't miss out on the chance to own a piece of paradise in Heysham, Morecambe. Contact us today to arrange a viewing and make this dreamy seaside apartment yours!





## Ground Floor

### Vestibule

1.55m x 0.89m (5'1 x 2'11)

UPVC entrance door and door to hall.

### Hall

2.92m x 2.34m (9'7 x 7'8)

Electric radiator, coving and doors to reception room, kitchen. two bedrooms, bathroom and storage.

### Reception Room

6.71m x 3.58m (22' x 11'9)

UPVC double glazed bay window, electric radiator, coving and two wall lights.

### Kitchen

3.81m x 2.36m (12'6 x 7'9)

UPVC double glazed window, wood panel wall and base units, laminate worktops, single oven, four ring electric hob, tiled splash back, extractor fan, one and half bowl stainless steel sink with draining board and mixer tap, part tiled elevation and laminate flooring.

### Bedroom One

4.22m x 4.14m (13'10 x 13'7)

Electric radiator, coving, door to en suite and UPVC sliding door to balcony room.

### En Suite

2.01m x 1.27m (6'7 x 4'2)

UPVC double glazed frosted window, low level WC, pedestal wash basin, walk-in shower, coving, part tiled elevation and tiled flooring.

### Balcony Room

2.29m x 1.96m (7'6 x 6'5)

UPVC double glazed window, electric radiator and UPVC sliding door to reception room.

### Bedroom Two

3.81m x 2.29m (12'6 x 7'6)

UPVC double glazed window, electric radiator, coving and fitted wardrobes.

### Bathroom

2.18m x 1.88m (7'2 x 6'2)

UPVC double glazed frosted window, low level WC, pedestal wash basin, panel bath with direct feed shower over, tiled elevation and laminate flooring.

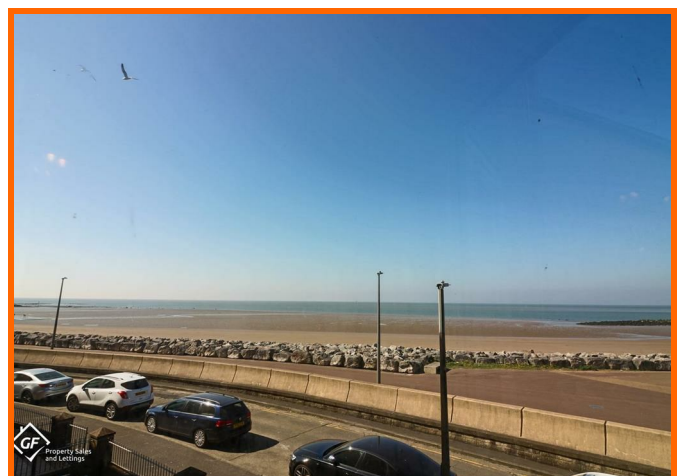
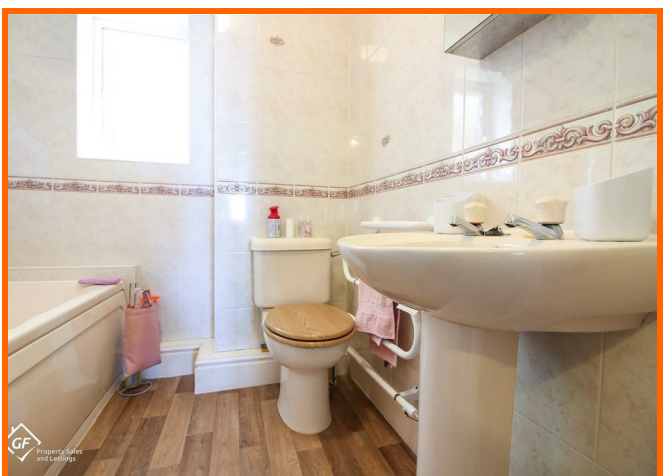
## External

### Rear

Security fobbed dedicated parking space.



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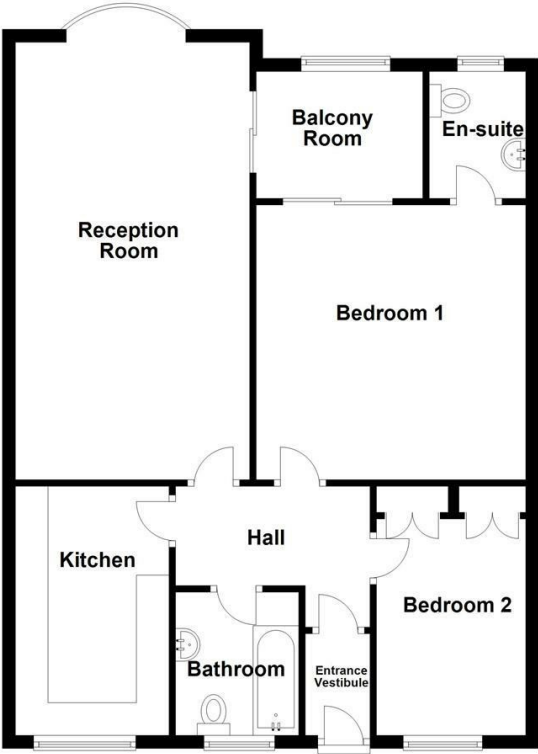
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# Take a nosey round

Ground Floor



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
	76	80			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC