



87, Sandylands Promenade,
Heysham, Morecambe, LA3
1DP

87, Sandylands Promenade, Heysham, Morecambe

The property at a glance **2** **1** **1**

- Beautifully Presented Top Floor Flat
- Two Double Bedrooms
- Modern Kitchen with Appliances
- Generous Lounge Diner with Sea Views
- Double Glazing & Electric Heating
- Sought After Location on Sea Front
- PART FURNISHED

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£125,000

Get to know the property



Beautifully presented, two bedroom top floor flat - recently renovated throughout and boasting stunning views across Morecambe Bay.

The generous lounge diner has delightful bay views and the modern fitted kitchen offers fridge freezer, oven, hob with extractor hood, dishwasher and washing machine (all appliances to remain in property)!

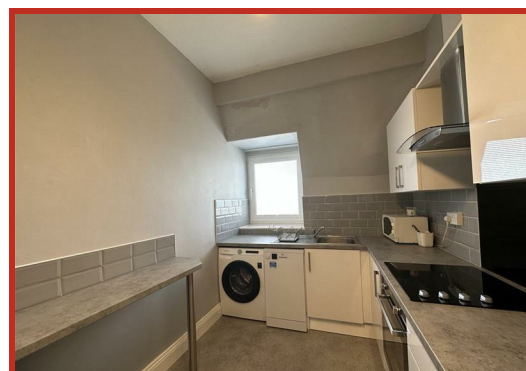
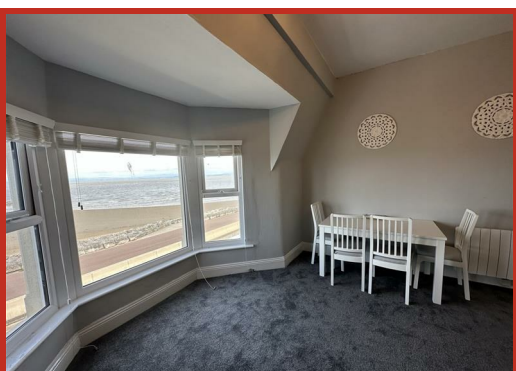
Both bedrooms are good size double rooms and the stylish bathroom offers a contemporary three piece suite in white comprising bath with wall mounted shower, low flush WC and wash hand basin.

The property further benefits from double glazing and electric heating.

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. There are stunning promenade walks along the sea front with fantastic views across Morecambe Bay to the Lakeland fells beyond.

GF 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.



Flat 4, 87 Sandylands
Promenade, Heysham,
Morecambe, LA3 1DP



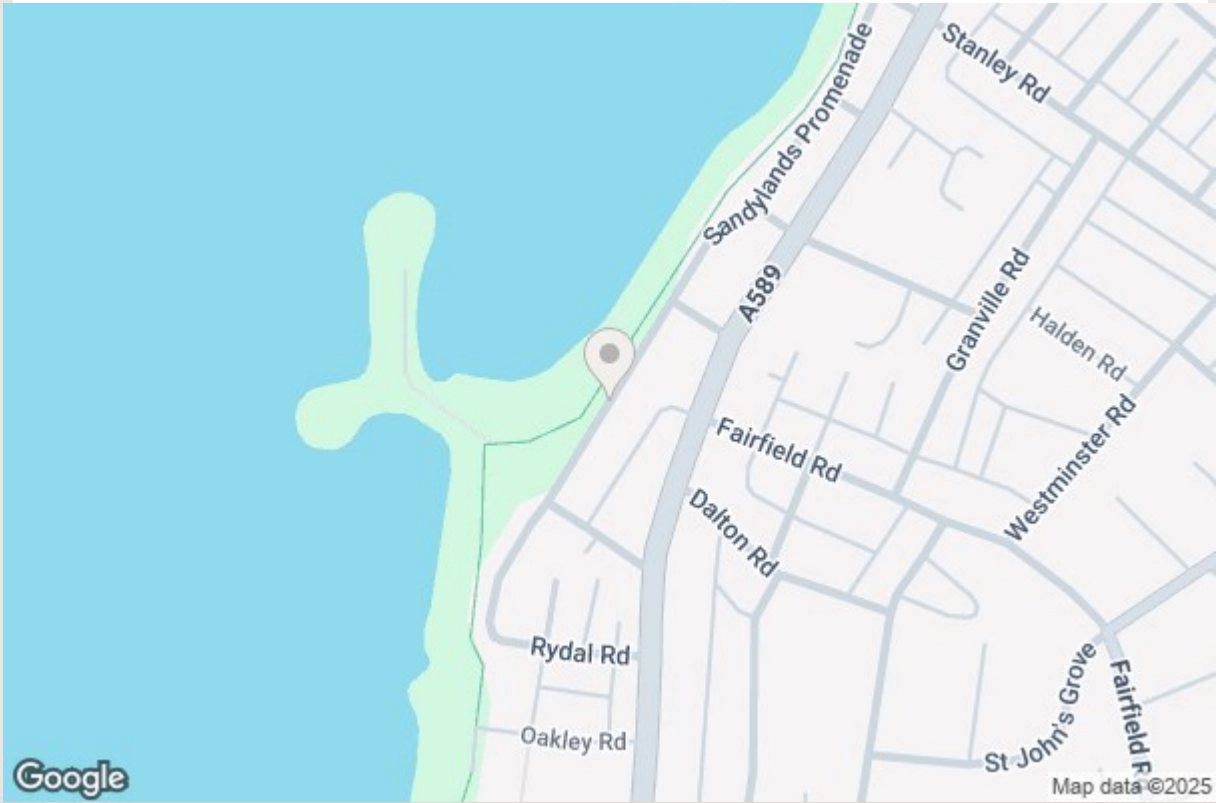
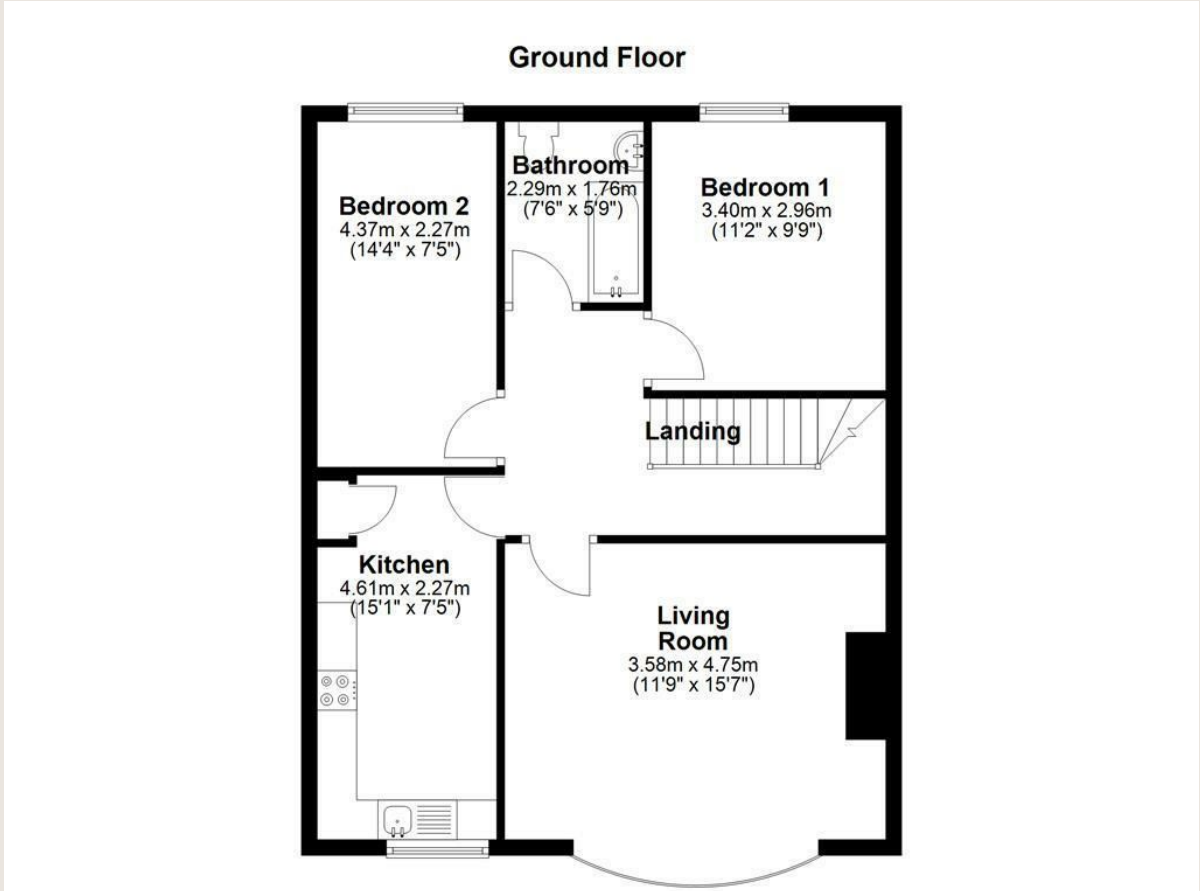
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Take a nosey round



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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		