



22 EAST BEACH, LYTHAM ST. ANNES, FY8 5EX





Situated in a prestigious location overlooking Lytham Windmill , "The Green" , and the Ribble Estuary, 22 East Beach, half of one of two adjoining town houses is a delightful 4 bedroom property. With one of the finest views of Lytham Windmill, this property represents a fabulous opportunity to purchase a home on East Beach with private gardens and rear parking.

Entrance hall, drawing room, dining room, kitchen, conservatory, w.c, master bedroom, guest double with ensuite shower room, bedroom 3 (double), bedroom 4 (twin), family bathroom, loft sun room with extensive southerly views over the Ribble Estuary.

The inviting front garden has a generous York stone pathway with mature plants to either side and a wrought iron entrance gate. The property has a conservatory but there is potential to extend beyond subject to obtaining the necessary planning consents. To the rear of the property there is a delightful, private walled garden with outhouse & a single garage.



ENTRANCE HALL

Accessed by the front door which is situated on the west side of the property, with doorways leading to the drawing room, dining room, kitchen, downstairs w.c and with stairs to the first floor.

DRAWING ROOM

10' 5" x 17' 5" (3.20m x 5.31m) A formal drawing room with double glazed south facing, sash windows overlooking the front garden and the windmill beyond. White stone fire place with electric stove effect fire and stone hearth. Wall mounted radiator, wall and ceiling lights. Coved ceiling.

DINING ROOM

10' 9" x 12' 7" (3.29m x 3.85m) A wood panelled dining room with stone hearth and white fireplace surround and electric fire. The room opens onto the kitchen through an archway with double glazed windows overlooking the rear garden. Wooden flooring, coved ceiling and wall mounted radiator.

KITCHEN

9' 8" x 9' 7" (2.95m x 2.94m) Modern fitted kitchen with double glazed window, free standing cooker, integrated fridge & freezer, cream units with sink unit & wooden work surfaces. Access into the garden through the conservatory.

CONSERVATORY

8' 2" x 6' 0" (2.49m x 1.83m) Central opening conservatory accessed either form the kitchen or from the garden via 3 steps. Quarry tiled floor and tiled window sills.

CLOAK ROOM

4' 0" x 6' 6" (1.22 m x 1.99m) Ground floor w.c with hand basin and coat hooks.

MASTER BEDROOM

A fabulous double bedroom, with double glazed, sash windows overlooking "The Green". Further double glazed window looking towards Lytham letting in more light. Carpeted with a built in wardrobe with basin, wall mounted radiator and ceiling light.



GUEST DOUBLE BEDROOM 2

A quiet double bedroom with large glazed windows overlooking the rear gardens, wall mounted radiator and door to ensuite shower room with a large shower enclosure, basin and high level cistern, w.c.

EN SUITE SHOWER CUBICLE

3' 11" x 4' 0" (1.20m x 1.22m) With glass shower cubicle, w.c and hand basin.

BEDROOM 3

9' 9" x 9' 7" (2.98m x 2.93m) A second guest double bedroom, carpeted with double glazed sash window overlooking the rear of the property. Wall mounted radiator and ceiling light.









FAMILY BATHROOM

5' 5" x 8' 7" (1.67m x 2.62m) Accessed off the landing, a modern family bathroom with mixer shower over the bath, w.c hand basin, wall mounted radiator and obscured glass double glazed window.

BEDROOM 4

Situated on the second floor with double glazed window over looking the rear of the property, a twin bedroom with access to the eaves

SUN ROOM

11' 4" x 10' 9" (3.47m x 3.28m) Situated on the second floor and currently accessed via a loft ladder, a lovely light room benefitting from 4 large "Velux" windows, far reaching views over The Windmill, Ribble Estuary and Welsh Hills beyond.

SINGLE GARAGE

10' 6" x 18' 10" (3.21m x 5.75m) With access onto South Warton Street via a shared vehicular access gate.

OUTBUILDINGS

There is a range of brick built outbuildings.

GARDENS

South facing front garden, pedestrian access around the side of the property to a private rear garden with out buildings and a single garage.

TENURE

Freehold

EPC RATING E