



The Promenade

£395,000

2 Sandhurst, 47 The Promenade, Arnside, Cumbria, LA5 0AD

Positioned to capture the breath taking views of the Kent Estuary and the majestic Cumbrian Fells within an area renowned for its outstanding natural beauty, 2 Sandhurst stands as a testament to luxurious yet accessible living. This purpose-built ground floor apartment, meticulously maintained by the current vendors, invites you to immerse yourself in impeccable design amidst stunning surroundings. Nestled just steps away from the promenade, this residence seamlessly blends convenience with the splendour of nature.

Quick Overview

Immaculately Presented Two Bedroom Ground Floor Apartment
 Views of the Kent Estuary and Cumbrian Fells
 Garage and Off Road Parking
 Private Garden and Communal Gardens
 Master Ensuite and Additional Bathroom
 Central Promenade Location, Close to Amenities
 Purpose Built Development of Six Apartments
 Underfloor Heating
 Array of Walks on your Doorstep
 Superfast 58 Mbps Broadband Available*



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Superfast
Broadband



Garage & Off
Street Parking

Property Reference: AR2570



Living Room Views



Bedroom One



Ensuite



Main Bathroom

Location Sandhurst is located in the highly desirable village of Arnside, with the promenade on the doorstep boasting a variety of shops, cafes and pubs and has a range of amenities including a selection of shops including a Post Office and general store which are located within a convenient stroll along the promenade, also a bakery, a doctors surgery, dentist, library and sailing club, indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside has a train station which is ideal for commuting to Lancaster, Preston, London and has a direct line to Manchester Airport, also to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North. There is also the added bonus of the M6, which is also within easy reach The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Property Overview As you enter through the rear of the building, you'll find yourself welcomed by a generously sized and welcoming hall way, acting as the entrance to your new home. Immediately to your left, discover a practical utility room, perfect for stowing away muddy boots and coats after a day spent exploring the local trails. Complete with plumbing provisions for a washing machine and dryer, this space adds functionality to your everyday life.

As you venture further into the apartment, the first bedroom beckons with its expansive proportions. Fit for royalty, this king-size haven boasts built-in glass wardrobes and additional storage around the bed, including two convenient side tables for your nighttime essentials. Adjacent to the bedroom, indulge in the luxury of your own ensuite retreat. Finished to the highest standards, this private sanctuary features a mains-fed Aqualisa shower, vanity sink, complete with a Corien worktop and heated towel rail.

Throughout the apartment, you will find meticulous attention to detail and quality finishes that elevate your living experience including, downlighters, conveniently located plug sockets and thermostats in each room.

Maintaining its elevated quality, the main bathroom features tiled flooring and walls, a bath with overhead shower, and a vanity sink offering ample storage capacity.

Bedroom two offers versatility as an additional double room, ideal for use as a hobby room or home office, catering to your specific lifestyle needs. Within this room, you'll find convenient access to the pressurised hot water tank, ACV Electric Boiler, and controls for the underfloor heating system, ensuring comfort and functionality throughout the space.

Down the hallway, you will be greeted by the main reception room, exuding elegance with its traditional charm with its coving

and marble fireplace charm. A wall-hung TV ensures entertainment convenience, while ample switches cater to your modern living needs. Natural light pours into the room through French doors, illuminating the space and providing seamless access to your beautifully shaped patio area. From this vantage point, you will be treated to extensive views and a picturesque backdrop, creating the perfect setting for relaxation and enjoyment.

Completing the apartment is the impeccably appointed kitchen, boasting a suite of high-end integrated appliances. Among them are the sophisticated mirrored Bosch combination oven and microwave, along with a sleek hob and dishwasher, seamlessly blending functionality with elegance. Floor-to-ceiling cupboards offer ample storage space, ensuring every item has its place. A luxurious Corian worktop and a pristine white composite sink elevate the aesthetic appeal of the kitchen. Additionally, a convenient breakfast bar invites you to enjoy meals with a panoramic view, adding a touch of indulgence to your dining experience.

Outside & Parking Externally, the property presents a delightful rear garden adorned with a variety of vibrant flowers, creating a beautiful view from your bedroom window. Additionally, the property includes a private garage equipped with power and light, providing secure storage and parking. At the front of the property, a welcoming private patio garden awaits, offering a perfect spot to relax and soak up the summer sunshine while admiring the scenic views and observing passers-by.

Directions From the Arnside Office, proceed along the Promenade past the Albion, cross the road and continue along the Promenade and Sandhurst is on the left hand side.

What3Words [///applied.exposing.guideline](https://www.what3words.com/applied.exposing.guideline)

Accommodation with approximate dimensions

Reception Room 18' 6" x 11' 6" (5.64m x 3.51m)

Kitchen 14' 5" x 6' 3" (4.39m x 1.91m)

Bedroom One 11' 2" x 10' 8" (3.4m x 3.25m)

Bedroom Two 12' 10" x 8' 2" (3.91m x 2.49m)

Utility 6' 9" x 4' 11" (2.06m x 1.5m)

Garage 16' 9" x 9' 2" (5.11m x 2.79m)

Services Mains water, electric and drainage. Satellite TV Connection.

Tenure; Leasehold with a share of the freehold. Subject to the remainder of a 999 year lease dated the 1st January 2007. A payment of £882 per annum for service charge 2023/2024. A copy of the lease is available for inspection at the office.

Council Tax Band D - Westmorland & Furness Council

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Two



Living Room

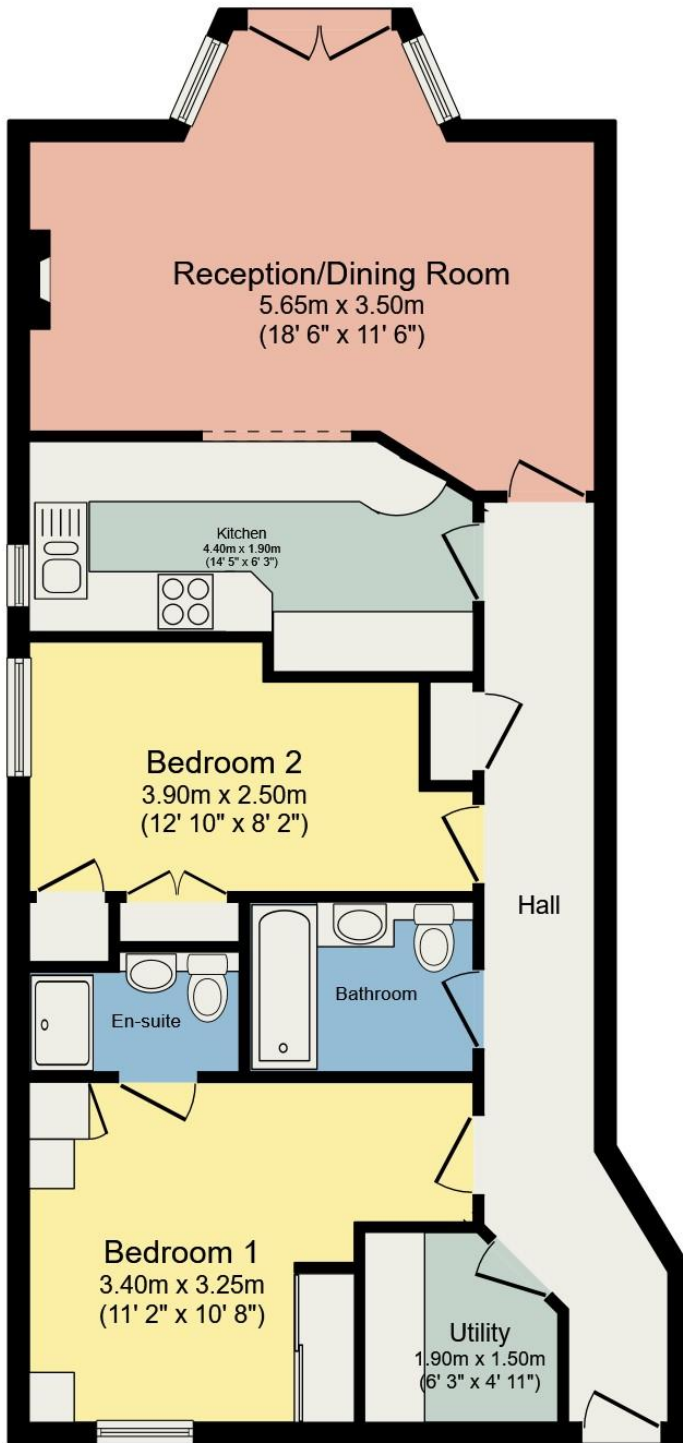


Living Room Views

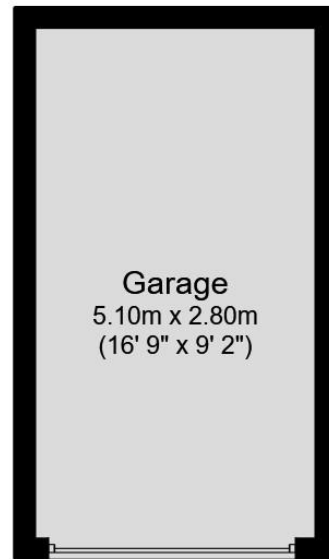


Kitchen

2 Sandhurst, 47 The Promenade, Arnside, Cumbria



Floor Plan



Garage

Total floor area 90.5 m² (974 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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