



Arnside

£375,000

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

This attractive, ground floor apartment has much to offer, with stunning views over the Estuary and a central village location with close access to local amenities. Well appointed with two bedrooms, one of which en suite, main bathroom, spacious living room/diner and kitchen, completed with patio area for outdoor seating and a garage providing off road parking, this really is not one to miss!

Quick Overview

Attractive Ground Floor Flat
Two Bedrooms & Two Bathrooms
Kitchen & Living-Dining Room
Underfloor Heating Throughout
Stunning Estuary Views
Patio to the Front
Garage with Allocated Parking Space
Close to Local Amenities
Situated in a National Landscape
Superfast Broadband Available



2



2



1



D



Superfast
Broadband
Available



Off Road Parking
& Garage

Property Reference: AR2550



Stunning Kent Estuary Views



Living Dining Room



Feature Hatch



Kitchen

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, also within walking distance to Redhills Woods and Arnside Knott. Arnside has a range of amenities including a primary school, 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.

The village has a train station which is ideal for commuting to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North. With the M6 within easy reach The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Property Overview Step through the door into the communal entrance hall with complementary tiled floor where you will find stairs and lift access to the rest of the floors. Straight ahead, you are welcomed into 1 Sandhurst; an attractive ground floor apartment with views of the Estuary and well appointed living spaces throughout.

Firstly, you are welcomed into the entrance hall with underfloor heating throughout and two storage cupboards, great for storing coats and shoes. Bedroom one is found to the right, a generous double with rear aspect window and fitted wardrobes with overhead cupboards for storage. This bedroom enjoys the benefit of a three piece en suite comprising a shower, low level W.C. and hand wash basin with complementary part tiled walls and floor and handy cupboard for storing essentials.

The second bedroom is also a great double, enjoying a frosted glass window to the side aspect and built in storage cupboard. Follow the hallway along to the main bathroom; an attractive suite with vanity unit and hand wash basin, bath with shower over, low level W.C. and heated ladder towel radiator with handy cabinet for storage.

Continue through the apartment into the kitchen; well fitted with wall and base units, tiled splashback, one and a half stainless steel sink and complementary tiled floor. A small breakfast bar provides additional dining space, and integrated appliances include a De-Dietrian oven and ceramic hob. There is also plumbing for a washing machine.

Finally, the main hub of the home is the living room; light and bright with attractive bay window overlooking the estuary, enjoying traditional coving to ceiling and an electric fire for those cooler evenings. Spot lights and built in wall speakers add to the modern touch of this home, and patio doors complete the picture, leading to the garden.

Outside A patio area to the front provides space for outdoor seating, decorated with flags, shingles and potted plants with hedge borders and a gate leading to the front.

Parking Garage offering off road parking

What 3 Words ///plausible.valued.recently

Accommodation (with approximate dimensions)

Living/Dining Room 11' 04" x 15' 01" (3.45m x 4.6m)

Kitchen 6' 04" x 14' 06" (1.93m x 4.42m)

Bedroom One 10' 07" x 10' 11" (3.23m x 3.33m)

Bedroom Two 8' 03" x 14' 06" (2.51m x 4.42m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council. Band D.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2007. A payment of £882 per annum for service charge 2022/2023. A copy of the lease is available for inspection at the office.

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom One



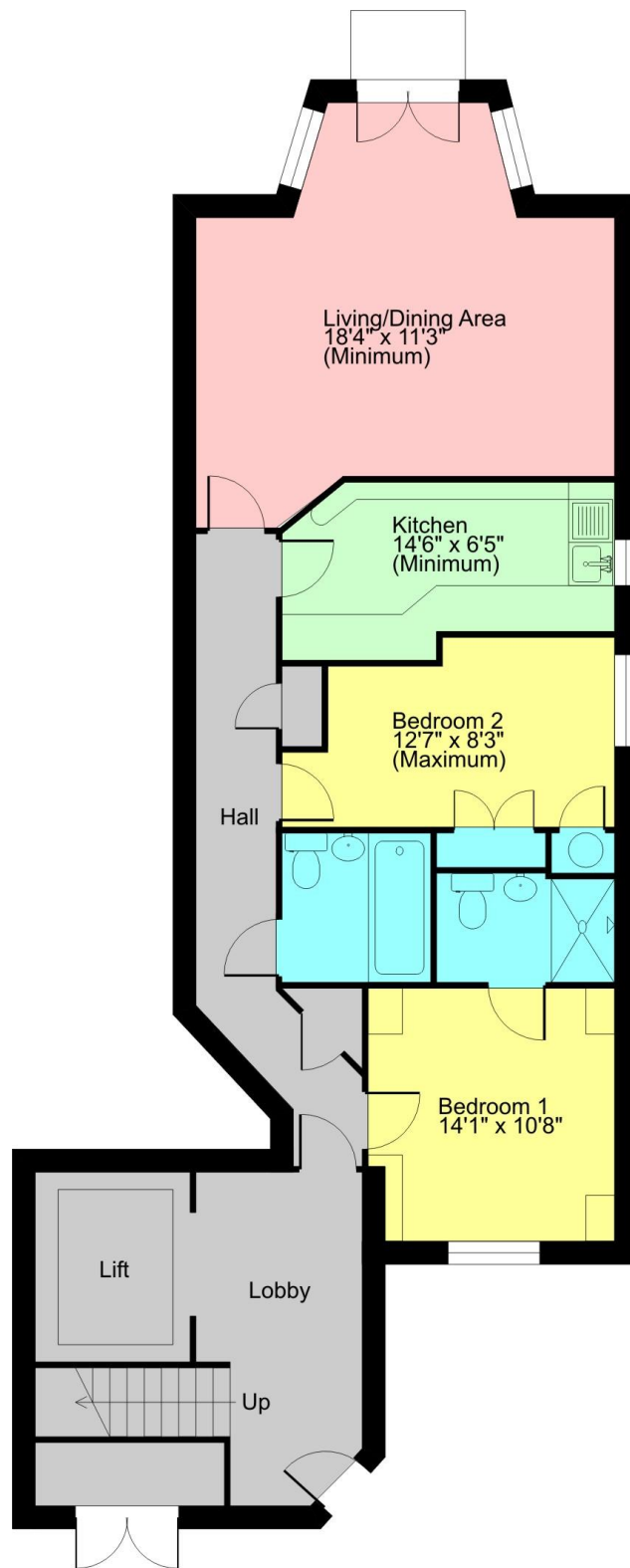
Bedroom Two



Bathroom



Patio Area



Gross internal square footage = Approx 807 Sq Ft
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

© Drawing by Business Etc Ltd. Unauthorised reproduction prohibited. Drawn in the UK.
 Drawing No. AR1752R

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/01/2024.

Request a Viewing Online or Call 01524 761806