



Arnside

£350,000

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 and Two Bathrooms
- No Onward Chain
- 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



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Superfast
Broadband*



Allocating
Parking Space

Property Reference: AR2550



Kitchen



Living Room



Living Room



Patio Area

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.

N.B

Please note that this property is being sold as part of an estate, the grant of probate is currently outstanding, please contact the office for further information.

Anti Money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



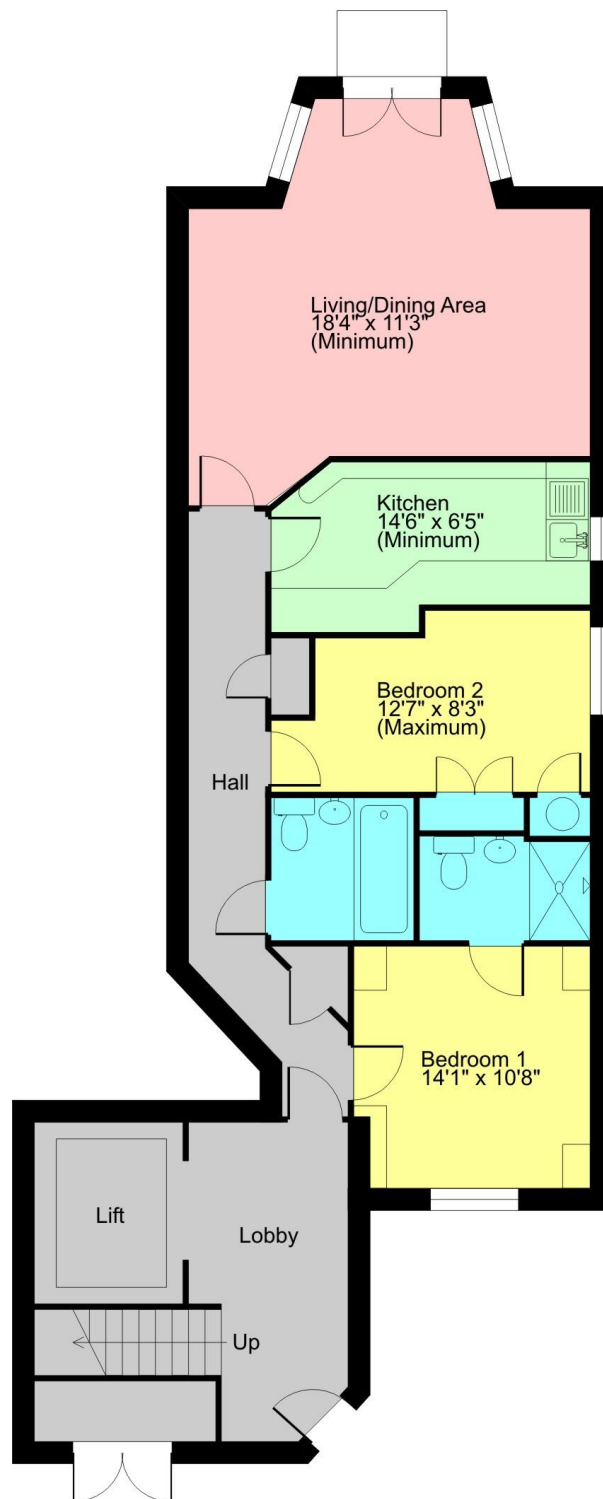
Bedroom Two



En Suite



Bathroom



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

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