

## Sandside

£175,000

2 Watersedge, Sandside, Cumbria, LA7 7HN

Offering stunning views of the Kent Estuary from each floor, 2 Watersedge is nestled in the peaceful setting of Sandside. This charming property is an ideal first home or a convenient lock-up-and-leave retreat, now awaiting its new owners to add their personal touch.

### Quick Overview

Situated in the Sought After Area of Sandside  
Fantastic Kent Estuary Views  
Two Double Bedrooms  
Two Balconies  
Array of Walks on your Doorstep  
Close to Local Shops, Amenities and Transport Links  
Perfect First Time Buy or Lock Up and Leave  
No Chain Delay  
Occupying a Delightful Position  
Superfast Broadband Available\*



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Superfast  
Broadband

Property Reference: AR2623



Kitchen Diner



Kitchen Diner



Living Room



Balcony Views

Sandside is a picturesque hamlet in Cumbria, nestled along the banks of the Kent Estuary. Known for its peaceful atmosphere and stunning coastal scenery. Located conveniently close to the market town of Milnthorpe and village of Arnside which offer a range of local amenities, shops, eateries, schools and scenic walks.

Upon entering the property, you are welcomed into a porch area that leads directly into the open-plan kitchen dining room. This deceptively spacious area features a range of white base and wall units with a tiled splashback, offering space for an oven, dishwasher, and plumbing for a washing machine. There is ample room for a dining table and chairs, while a useful understairs storage cupboard provides additional convenience.

The living room is a bright and inviting space, perfectly positioned to showcase the ever-changing views of the Kent Estuary. Sliding doors open onto a private balcony, creating the ideal spot to relax and take in the surroundings.

Upstairs, you'll find two well-proportioned double bedrooms. The main bedroom, located at the rear, enjoys uninterrupted estuary views and its own balcony, whilst the second bedroom is a versatile space, ready for a personal touch.

Completing this floor is the bathroom, fitted with a three-piece suite including a toilet, pedestal sink, and a bath with an overhead shower. Tiled walls and built-in linen cupboards add practicality.

This home is ready for its next owners to make it their own, all while enjoying the tranquillity of its stunning waterfront location.

**Accommodation with approximate dimensions**

**Kitchen Diner** 17' 1" x 11' 10" (5.21m x 3.61m)

**Living Room** 17' 0" x 10' 7" (5.18m x 3.23m)

**Balcony** 7' 8" x 4' 8" (2.34m x 1.42m)

**Bedroom One** 17' 0" x 10' 9" (5.18m x 3.28m)

**First Floor Balcony** 7' 8" x 4' 8" (2.34m x 1.42m)

**Bedroom Two** 11' 10" x 9' 1" (3.61m x 2.77m)

**Bathroom**

## Property Information

**Tenure** Leasehold - Subject to the remainder of a 999 year lease dated the 1 June 1970. We understand there are no service charges and a £15 per annum ground rent charge. A copy of the lease is available for inspection at the office.

**Council Tax** Band C - Westmorland & Furness Council

**Services** Electric heating, mains water and drainage. Superfast broadband available.

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

**Directions** From the Arnside office, proceed along Station Road turning left under the railway bridge. Follow the road towards Milnthorpe, passing the Ship Inn on the right. Continue along the road and find 2 Wateredge located on your right hand side, set back from the road front.

**What3Words** ///moss.merchant.vaulting

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

**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).



Living Room



Bedroom One



Bedroom Two

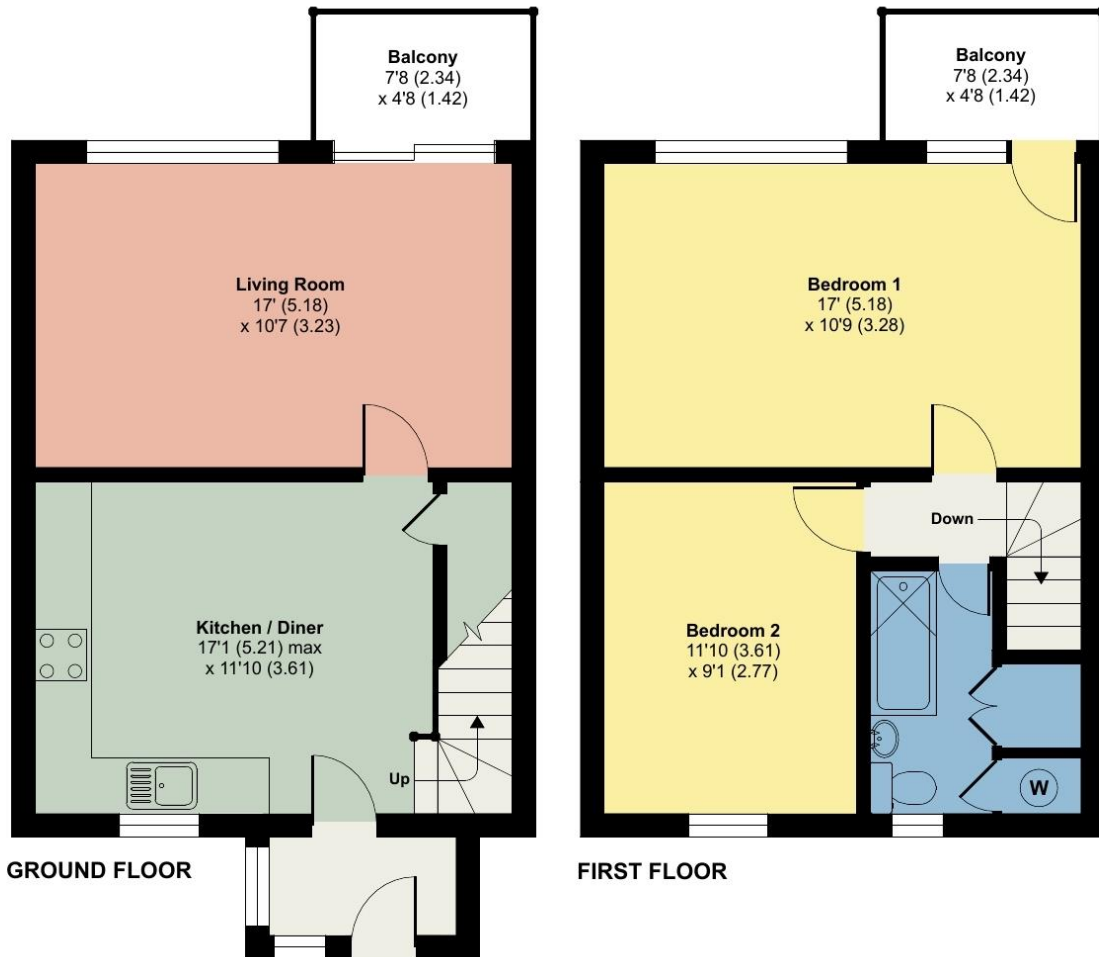


Bathroom

# 2 Watersedge, Sandside, Milnthorpe, LA7

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1257240

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