



Arnside

£240,000

Flat 2 Howgill, 24 Church Hill, Arnside, Cumbria, LA5 0DJ

A purpose-built apartment set in an elevated position, offering some of the finest views in Arnside. Designed for easy maintenance, the three-bedroom layout provides bright and spacious accommodation, including a well-proportioned kitchen and bathroom. The living room and kitchen both enjoy truly spectacular views. Additional features include a storage room, parking, communal gardens, and a secure telephone entry system.

Quick Overview

Three Bedroom First Floor Apartment
Panoramic Views of the Kent Estuary and
Lakeland Fells
No Onward Chain
Communal Parking and Garden to the Rear
Close to Local Amenities and Transport Links
Situated in Arnside and Silverdale AONB
Popular Residential Area
Ultrafast* Broadband Available



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Ultrafast*
Broadband



Off Road Parking

Property Reference: AR2645



Far Reaching Estuary Views



Living Room



Kitchen Diner



Shower Room

Upon entering the building through the communal entrance, stairs lead up to the first floor where the property is located. An entry phone system provides secure and convenient access.

Positioned at the front of the property, the spacious living room showcases breathtaking, uninterrupted views of the estuary and the rolling Cumbrian hills- offering a stunning backdrop throughout the day. Adjacent to the living room, the kitchen also enjoys this stunning outlook, making even washing up a pleasure. It features ample space for a dining table and is fitted with a stainless steel sink and drainer, four-ring gas hob with extractor, eye-level oven and grill, upright fridge freezer, and a range of wall and base units with worktop surfaces.

The entrance hallway includes a useful storage cupboard. The bathroom is well-appointed with a larger shower enclosure, pedestal wash basin, ladder-style heated towel rail, and WC.

To the rear of the property are three bedrooms-two doubles and one single-all overlooking the communal gardens and parking area. Two of the bedrooms benefit from built-in wardrobes, providing practical storage solutions.

Externally, the property offers off-road parking and access to attractive communal gardens, perfect for enjoying outdoor space without the upkeep.

Accommodation (with approximate dimensions)

Living Room 15' 11" x 13' 5" (4.85m x 4.09m)

Kitchen Diner 11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom One 13' 6" x 9' 11" (4.11m x 3.02m)

Bedroom Two 13' 5" x 9' 9" (4.09m x 2.97m)

Bedroom Three 10' 5" x 7' 10" (3.18m x 2.39m)

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 14th August 1987. A copy of the lease is available for inspection at the office. The monthly service charge is £70 which includes the ground rent of £100 per annum. The charge includes building insurance, external maintenance such as painting of the building and the roof, upkeep of the communal garden and areas.

N.B The property can be let on an assured shorthold tenancy but holiday letting is not permitted.

Council Tax Band C Westmorland and Furness Council.

Services Mains gas, water and electricity.

Directions From the Hackney & Leigh Arnside Office proceed along the promenade and past The Albion and continue up Silverdale Road, turning left onto Church Hill. Follow the road and after taking the right hand bend you will see Howgill on the right hand side with parking to the rear.

What3Words ///chestnuts.drops.span

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

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Bedroom Two



Bedroom One



Commual Gardens

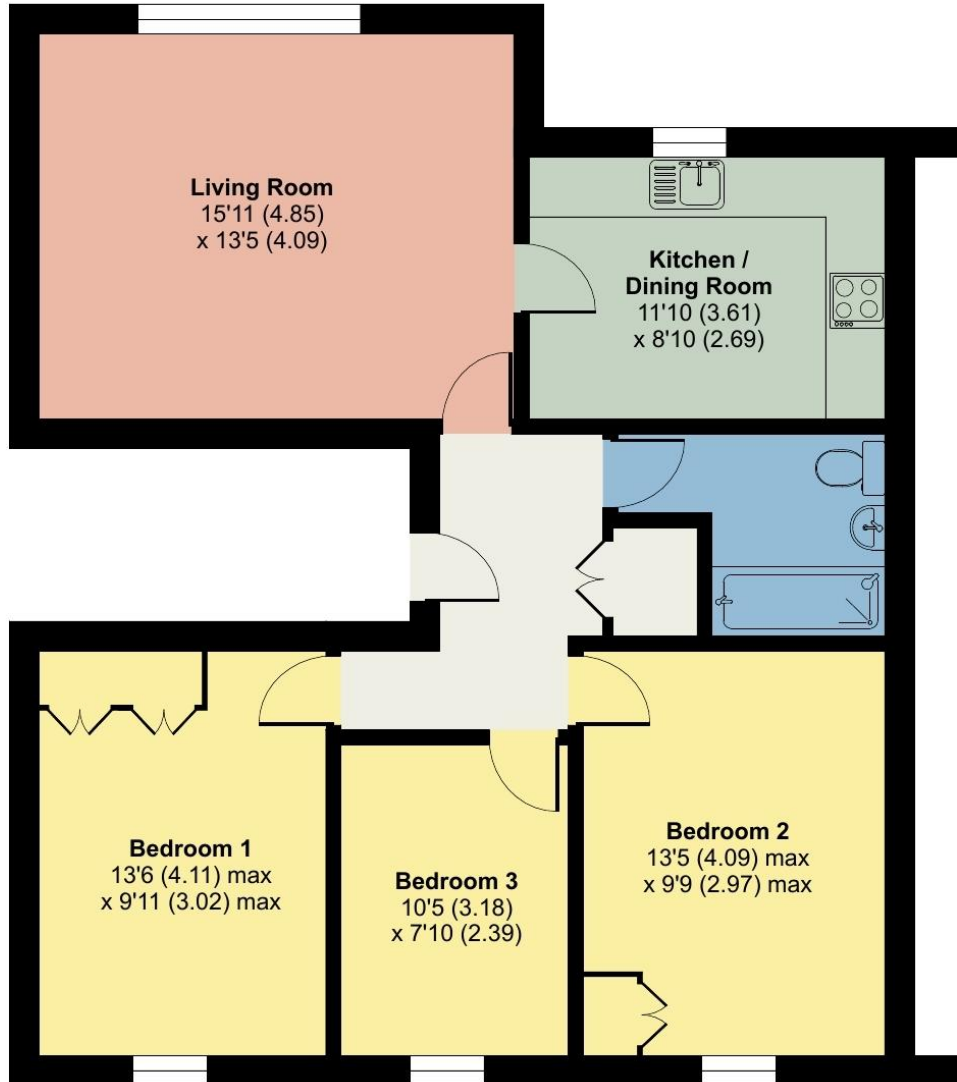


Far Reaching Estuary Views

Church Hill, Arnside, Carnforth, LA5

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1306780

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