



Arnside

£270,000

5 The Promenade, Arnside, Cumbria, LA5 0HF

Conveniently positioned close to local amenities and transport links, 5 The Promenade is a well-maintained ground floor flat, ideal as a full-time home or an easy lock-up-and-leave retreat. Boasting ever-changing Estuary views, the property offers two bedrooms, a comfortable living room, two useful cellars, a shared rear garden, and shared off-road parking. With no onward chain, this move-in-ready home presents an excellent opportunity.

Quick Overview

- Far Reaching Estuary Views
- Central Village Location
- No Onward Chain
- Nearby Bus, Rail and M6 Links
- Well Presented Throughout
- Close to Local Amenities
- Two Large Cellars
- Ultrafast* Broadband



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Ultrafast*
Broadband



Off Road Parking

Property Reference: AR2649



Far Reaching Views



Living Room



Kitchen



Kitchen Diner

Step over a level access entrance and through the entrance vestibule, which offers convenient space for coats and shoes, into a spacious inner hallway featuring a handy storage cupboard above the stairs to the cellar rooms.

To the left, you'll find a bright and airy living room with a beautiful bay window, providing views across the promenade to the viaduct and estuary beyond. The room is finished with wooden flooring and a cosy wood-burning stove set on a stone hearth with a wooden mantle - ideal for relaxing evenings.

The property has two well-proportioned double bedrooms, both complete with fitted wardrobes offering ample storage.

A doorway leads to two cellar rooms below, currently used for storage but with excellent potential to become a hobby room, workshop, or home office.

To the rear, a warm and inviting kitchen-diner features a range of wall and base units topped with wood effect worktops and complemented by tiled splashbacks. Appliances include a built-in eye-level double electric oven, a four-ring gas hob, a sink with draining board, and space for an under-counter fridge.

A glazed door from the kitchen leads to a rear hallway and onwards to the patio garden.

The bathroom, located at the very rear, is beautifully finished with stylish decorative tiling and includes a vanity sink unit with built-in storage, a bath with overhead shower, a toilet, and a ladder-style heated towel radiator.

The rear garden is a low-maintenance, attractive patio area with plenty of room for seating and potted plants. While the garden is shared, the ground floor flat benefits from its own private storage shed.

Off road shared parking is available to the front on a first come, first served basis as well as on street parking available.

Accommodation (with approximate dimensions)

Living Room 15' 5" x 12' 11" (4.7m x 3.94m)

Bedroom One 11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Two 11' 2" x 7' 5" (3.4m x 2.26m)

Kitchen Diner 13' 10" x 10' 2" (4.22m x 3.1m)

Bathroom

Cellar One 14' 08" x 12' 07" (4.47m x 3.84m)

Cellar Two 13' 10" x 11' 01" (4.22m x 3.38m)

Shed 9' 2" x 4' 4" (2.79m x 1.32m)

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st March 1981. A copy of the lease is available for inspection at the office. No service charge or ground rent payable and any maintenance works are split equally between the 3 flats.

N.B Please note that the property is subject to a lease with an absent landlord, which may impact mortgage availability. Prospective buyers are advised to consult their mortgage lender for guidance before proceeding with an application.

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

Council Tax Band B Westmorland & Furness Council

Services Mains gas, water and electricity. Ultrafast broadband available.

Directions From the Hackney & Leigh Arnside Office, turn right and the property is 50 metres on your right.

What3Words ///rejected.nicely.solo

Viewings Strictly by appointment with Hackney & Leigh

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Bedroom One



Bedroom Two



Shared Rear Patio and Rear Elevation



Shared Rear Patio

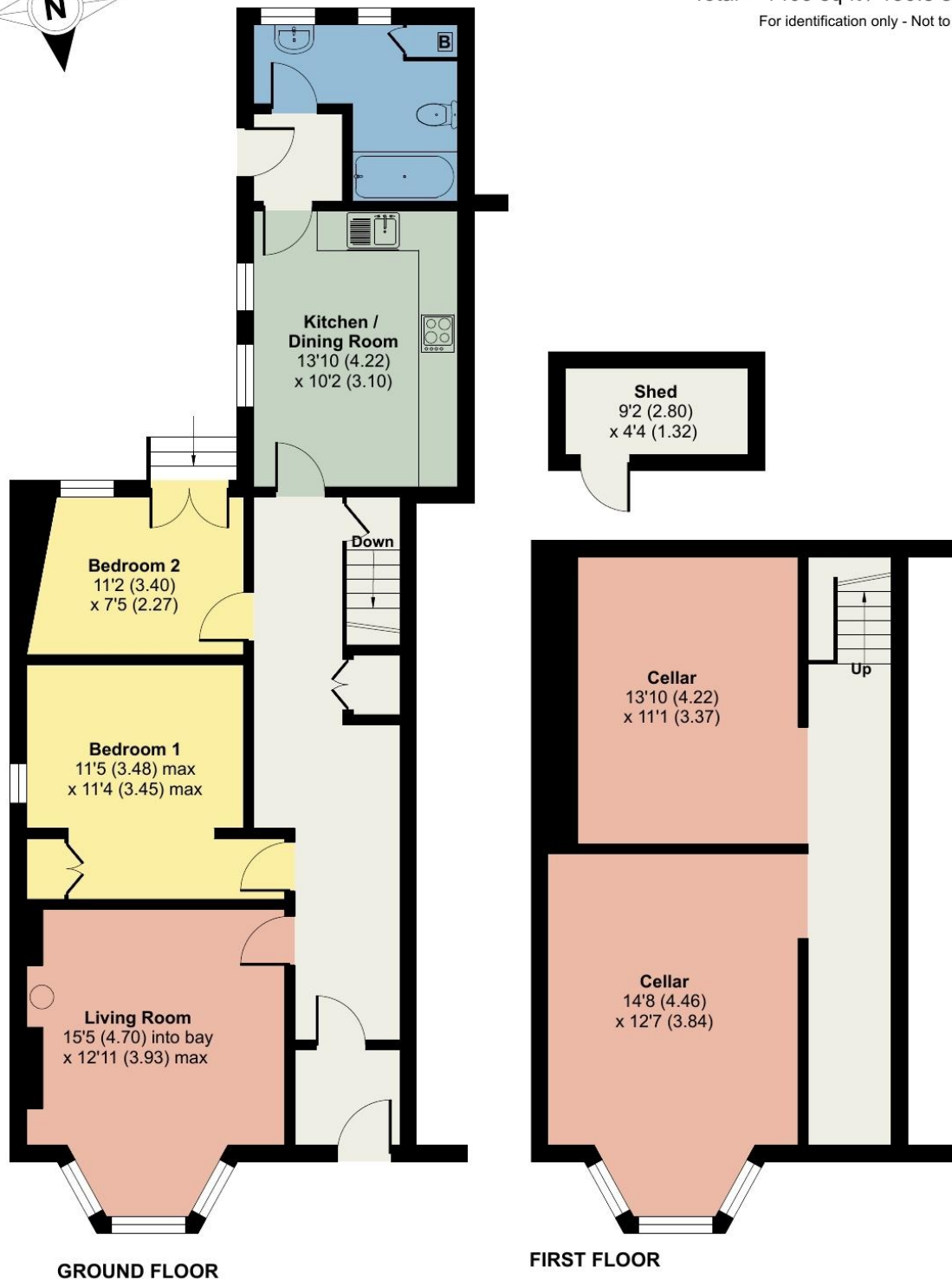
The Promenade, Arnside, Cumbna, LA5

Approximate Area = 1369 sq ft / 127.1 sq m

Shed = 40 sq ft / 3.7 sq m

Total = 1409 sq ft / 130.8 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). © nchecon 2025. Produced for Hackney & Leigh. REF: 1319312

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