



## Arnside

£295,000

Ground Floor Flat, Westways, 10 Church Hill, Arnside, Cumbria, LA5 0DF

Welcome to this charming and well-presented home, offering spacious living with stunning views of the Kent Estuary and Cumbrian Fells. With two en suite bedrooms, a private patio garden, and allocated parking, this property combines comfort, convenience, and scenic surroundings.

### Quick Overview

- Far Reaching Views of the Kent Estuary and Cumbrian Fells
- Close to Local Amenities
- Central Village Location
- No Chain
- Off Road Parking
- Private Rear Garden and Outhouses
- Two Bedrooms with En-suite Bathrooms
- Ultrafast\* Broadband Available



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Ultrafast\*  
Broadband



Allocated Off  
Road Parking

Property Reference: AR2642





Living / Dining Room Views



Living / Dining Room



Kitchen



Bedroom One

Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area. A charming box bay window offers picturesque views across the Kent Estuary and the rolling Cumbrian Fells, filling the room with natural light. An electric fire, set on a hearth with a classic wooden surround, provides a warm and inviting focal point.

Towards the rear of the home, the kitchen is well-equipped with a range of wall and base units, worktop surfaces, and tiled splashbacks. It includes a freestanding electric oven with grill, an extractor hood, an under-counter fridge, and a stainless steel sink with drainer. A glazed door opens directly to the private patio garden, creating a seamless indoor-outdoor connection.

The main bedroom overlooks the rear garden and benefits from fitted wardrobes, offering plenty of storage. It also features an en suite shower room, complete with a shower enclosure, inset WC, hand wash basin with built-in storage, and a ladder-style heated towel rail.

Also on this level is a separate cloakroom with a toilet and hand wash basin-ideal for guests.

On the lower ground floor, you'll find the second bedroom, a spacious and versatile room with fitted furniture and its own en suite bathroom. This includes a bath with shower over, a pedestal wash basin, and a toilet-making it a perfect guest suite or private retreat.

Outside, the enclosed rear patio garden provides a peaceful space for outdoor dining and relaxation. Several useful outbuildings offer extra storage or workshop potential and an outside toilet. The garden also gives access to the side of Westways and leads to the property's allocated parking space.

#### Accommodation (with approximate dimensions)

**Living/Dining Room** 16' 5" x 13' 1" (5m x 3.99m)

**Kitchen** 14' 10" x 6' 7" (4.52m x 2.01m)

**Bedroom One** 13' 1" x 12' 11" (3.99m x 3.94m)

**Bedroom One En-suite**

**Bedroom Two** 15' 3" x 12' 4" (4.65m x 3.76m)

**Bedroom Two En-suite**



## Property Information

**Tenure** The Freehold is shared between the Ground Floor Flat and the upstairs Maisonette with a Leasehold agreement. The leasehold is subject to the remainder of a 999 year lease dated the 4th August 2000. A copy of the lease is available for inspection at the office. No ground rent is payable and maintenance is split 50/50.

**Council Tax Band B** Westmorland and Furness Council.

**Services** Mains gas, water, electricity and drainage.

**Directions** From the Arnside office, proceed along the Promenade, bearing left at The Albion pub and continuing onto Silverdale Road. Take the first turn on the left onto Church Hill and Westways is on the right before the road bears round to the right.

**What3Words** ///applied.dubbing.parkland

**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.

**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).



View over the Kent Estuary



Bedroom Two



Patio Area



Patio Area

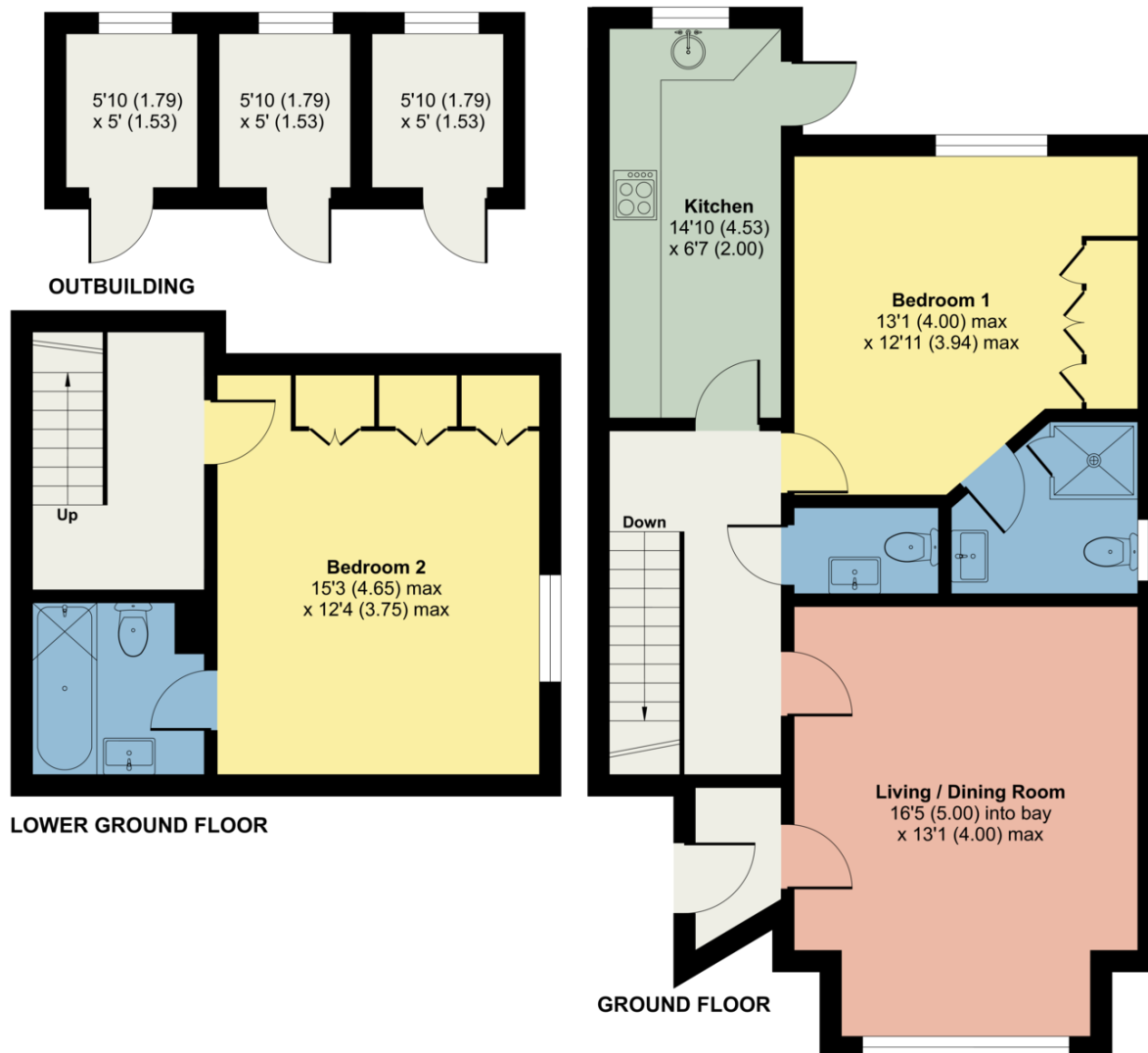
# Church Hill, Arnside, Carnforth, LA5

Approximate Area = 955 sq ft / 88.7 sq m

Outbuildings = 87 sq ft / 8 sq m

Total = 1042 sq ft / 96.7 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: 1299351

A thought from the owners...

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