



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £365,000 Leasehold

A truly impressive executive apartment, positioned on the third floor, offering unparalleled panoramic views over the sands of Lytham and the Irish Sea. This spacious and luxurious two-bedroom home boasts generously sized rooms, a fabulous private balcony, and a sought-after garage.

- Executive apartment
- Spacious rooms throughout
- Unparalleled panoramic views
- Balcony
- Lifts to all floors
- Home of Distinction
- Viewing highly recommended

Exquisite Third-Floor Apartment with Breath-taking Sea Views – Northgate, Lytham St. Annes

It is an absolute pleasure to introduce this stunning third-floor apartment, located in what can only be described as one of the most sought-after properties in Lytham St. Annes. Offering an unparalleled coastal lifestyle, this exceptional home boasts breath-taking panoramic views over the sandy shores of Lytham and far beyond to the Irish Sea. The next owner of this exquisite apartment will be truly spoiled by its luxurious features, spacious accommodation, and prestigious location.

Secure & Convenient Living

Access to the building is via a secure video CCTV entry system, ensuring both privacy and peace of mind. Upon entry, the welcoming communal hallway immediately impresses, offering direct access to your very own private garage - a rare and highly sought-after feature. Additionally, ample visitor parking is available. The building also benefits from both a staircase and a lift, providing effortless access to the upper floors.

The third-floor communal area is immaculately maintained by the residents, reflecting the pride of ownership throughout the building. As you step into the apartment, nothing prepares you for the grandeur that awaits.

Awe-Inspiring Living Spaces

The expansive entrance hallway immediately sets the tone for the home - light, airy, and beautifully welcoming. With patio doors drawing in natural light and framing stunning sea views, this hallway offers a grand sense of arrival and provides easy access to all living areas.

The main living room is nothing short of fabulous. A spacious and elegant retreat, this room boasts large windows and patio doors to the front aspect, flooding the space with natural light. A stylish electric feature fireplace serves as a wonderful focal point, enhancing the room's warmth and charm. The private front balcony is truly a showstopper, offering mesmerising, uninterrupted views over the golden sands of Lytham and the Irish Sea beyond—a perfect place to unwind with a morning coffee or an evening glass of wine.

A Culinary Haven

The kitchen is a masterpiece, designed for those who appreciate both form and function. Fitted in 2023, this contemporary space is equipped with high-end integrated appliances, including a fridge freezer, high-level oven, microwave, dishwasher, and washing machine. The sophisticated 'sand' coloured cabinetry is beautifully complemented by Quartz worktops, Metro-style tiled splashbacks, and stylish whitewashed wooden flooring.

Seamlessly opening to the dining area, this thoughtfully designed space allows for effortless entertaining, where the interior blends harmoniously with the coastal surroundings. Whether preparing a gourmet feast or enjoying a casual meal with guests, the setting is nothing short of inspiring.

Tranquil & Spacious Bedrooms

The apartment features two generously sized double bedrooms, both benefiting from fitted wardrobes and offering complete privacy due to their third-floor elevation. Positioned at the rear of the building, these peaceful retreats provide the perfect sanctuary for rest and relaxation.

Luxurious Bathrooms

The main bathroom is exceptionally spacious and boasts a sleek, modern suite, including a full-size bath with an overhead shower, floating washbasin, and floating WC. Fully tiled for a contemporary finish, it also features contrasting flooring and a stylish chrome heated towel radiator.

In addition, the property benefits from a separate shower room, complete with a low-threshold double shower, washbasin, and WC—a fantastic private vanity space for guests.

Additional Features & Exceptional Community Spirit

- Electric heating & water system (no gas in the building)
- Owner-led building management with all residents forming the Board of Directors
- On-site caretaker ensuring the highest standard of communal maintenance
- A vibrant yet peaceful community—so much so that the current vendor is remaining in the building, a testament to the exceptional lifestyle on offer

The balcony experience alone is reason enough to fall in love with this home—a tranquil space to enjoy a morning coffee, soak in the fresh sea air, and take in the breath-taking views that change beautifully with the seasons.

This is a truly rare opportunity to acquire such an exquisite coastal apartment. We would love to introduce the next fortunate owner to this remarkable home, where they can create their own unforgettable memories at Northgate, Lytham St. Annes.

****Viewings Highly Recommended – A Coastal Gem Not to Be Missed!****

Council Tax Band: F

Tenure: Leasehold

Service Charge: £300 per month

The current owner has offered to pay the maintenance charge for the next two years.

Parking options: Garage, Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

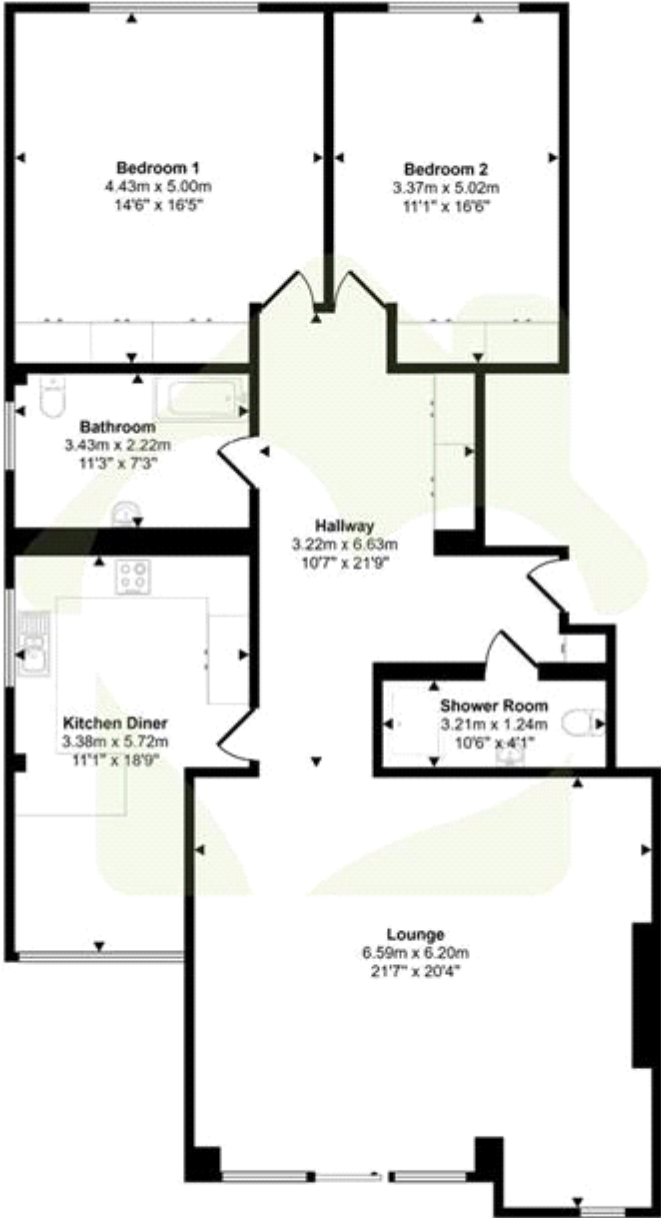
Accessibility measures: Wheelchair accessible, Level access, Step free access, Lift access, Lateral living







Approx Gross Internal Area
130 sq m / 1397 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.