



ESTATE AGENTS • VALUER • AUCTIONEERS



Redcroft 18 Clifton Drive, Lytham

- 1st & 2nd Floor Maisonette
- Excellent Location with Beach Access
- Two Reception Rooms
- Fitted Dining Kitchen
- Cloaks/WC/Utility
- Three 2nd Floor Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Private Balcony with Stunning Sea Views
- Private Lawned Garden
- Double Garage & Off Road Parking

£575,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Redcroft 18 Clifton Drive, Lytham

GROUND FLOOR

Communal entrance shared with Tides Reach.

PRIVATE SELF CONTAINED ENTRANCE



With turned staircase leading to the first floor. Spindled balustrade. Under stair store cupboard. Panel radiator. Dado rails. Obscure double glazed opening window gives further light to the stairs and lower entrance.

FIRST FLOOR

CENTRAL LANDING

12'5 x 6'9

Wall mounted video entry phone handset. Continuing staircase to the second floor. Stripped pine doors to all first floor rooms. Panel radiator. Corniced ceiling. Separate Cloaks/store cupboard.

LOUNGE

17'1 x 14'7



Delightful carefully appointed principal reception room. Triple glazed picture window with three opening lights enjoys stunning views looking over the Ribble Estuary with Southport and the Welsh Hills in the back ground. The focal point of the room is a marble detailed fireplace with matching hearth and over mantle and having a log living flame gas fire. Two panel radiators.

UTILITY CLOAKS/WC

5'9 x 5'8



With wood laminate floor. Modern white two piece suite comprises: vanity wash hand basin with cupboard beneath and chrome mixer tap. The suite is completed by a low level WC. Plumbing facilities for automatic washing machine and tumble dryer. Wall mounted Worcester gas central heating boiler. Obscure double glazed opening outer window. Panel radiator.

FAMILY SNUG/DINING ROOM

12'5 x 11'7



Very useful second reception room at present furnished as a family snug but could easily be used as a formal dining room if required. Triple glazed window with two opening lights enjoys super views of the promenade and estuary. Double panel radiator. Provision for wall mounted television.

DINING-KITCHEN

16'9 x 14'9



Spacious FAMILY dining kitchen extremely well fitted and having a double glazed window with two opening lights enjoying pleasant views looking over the front gardens with Clifton Drive in the back ground. The kitchen has an excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Discreet downlighting. Inset single drainer stainless steel sink unit with chrome mixer tap. Matching peninsula unit. Sliding pantry cupboard. Built in appliances comprise: Hotpoint automatic fan assisted oven. Four ring gas hob in stainless steel surround. Curved glazed illuminated extractor canopy above. Integrated Bosch dishwasher. Glass fronted illuminated display cabinet and open book shelves. Television and telephone points. Part ceramic tiled walls. Wood laminate floor. Double radiator adjoining the DINING AREA. Corniced ceiling with downlights.

SECOND FLOOR

Approached from the previously described turned staircase with original balustrade and having a double glazed picture window on the half stair with opening light.

UPPER LANDING

10'5 x 10'2



('L' shape measurements) Double panel radiator. Access to loft (folding ladder) and the loft is boarded. From the landing pine doors with upper attractive leaded stained glass work opens to a rear vestibule with side store cupboards and a uPVC double glazed obscure outer door gives access onto the SUN BALCONY. Matching stripped pine doors to all rooms.

SUN BALCONY

13'3 x 11'3



With glazed balustrade and having concrete tiled floor and side coach light. The balcony enjoys a SOUTH FACING aspect with panoramic views looking over the gardens with the promenade, Ribble Estuary and Southport and the Welsh Hills in the back ground.

BEDROOM SUITE ONE

WALK THROUGH DRESSING AREA



With side fixture cupboards and centre mirrored door. Archway leads to:

Redcroft

18 Clifton Drive, Lytham



BEDROOM

12'4 plus wardrobes x 12'2



Extremely well fitted principal double bedroom. Triple glazed picture window with three opening lights enjoys the promenade and estuary views. Double panel radiator. Range of fitted wardrobes with matching dressing table and bedside drawer units. Provision for wall mounted television.

EN SUITE SHOWER ROOM/WC

8'4 x 4'9



Brand new (one week old) three piece white suite comprises: step in double shower with panelled walls and having a rain drop over head shower and separate hand shower and fixed screen. Vanity wash hand basin set in a laminate surround with cupboards and drawers beneath. Chrome mixer tap. Adjoining semi concealed low level WC. Illuminated mirror above. Ceiling downlights. Chrome heated ladder towel rail.

BEDROOM TWO

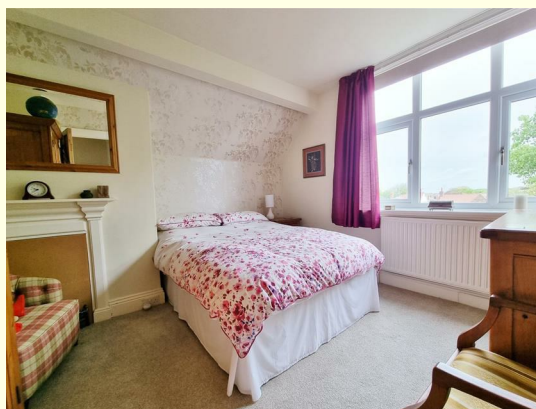
12'9 x 8'7 plus wardrobes



Deceptive second double bedroom with double glazed window with side opening light overlooks the front gardens. Panel radiator. Range of fitted wardrobes to one wall. Part pitched ceiling.

BEDROOM THREE

11'3 x 10'6



Third well planned double bedroom. Double glazed window with two side opening lights enjoys elevated views of the front garden. Panel radiator. Original fire surround has been retained. Part pitched ceiling.

BATHROOM

8'3 x 5'7



Part tiled and panelled walls. Three piece suite comprises: tiled panelled bath with chrome mixer and recessed mirror above. Vanity wash hand basin with cupboards beneath and having a chrome mixer tap with splash back tiling. Illuminated mirror over. The suite is completed by a step in shower compartment and having a plumbed shower and fixed screen. Chrome heated ladder towel rail. Ceiling downlights. Wood laminate floor.

SEPARATE WC

6'7 x 3'9



With wood laminate floor. Two piece white suite comprises: vanity wash hand basin set in a matching surround with cupboards and drawers beneath. Adjoining semi concealed low level WC. Part ceramic tiled walls. Obscure double glazed opening outer window. Part pitched ceiling. Chrome heated ladder towel rail.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Worcester boiler in the cloaks/utility serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with DOUBLE GLAZED units.

OUTSIDE



Redcroft is a first floor maisonette apartment contained within a period semi detached house converted into two apartments with a third property adjoining and is approached through wrought iron double electric gates with matching side wrought iron fencing and leads to a very wide communal driveway leading to the individual double garages and extra private car parking space.

OUTSIDE



To the front of the property there is an attractive lawned garden with well stocked flower and shrub borders and mature trees and corner patio with high wall bordering Clifton Drive. External garden tap. Due to it's size the garden enjoys a sunny and private aspect.

DOUBLE GARAGE

17'9 x 17'4



With electrically operated up & over door. Directly in front of the garage there is a block paved area for PARKING FOR THREE CARS.

Redcroft

18 Clifton Drive, Lytham

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent OF £100. Council Tax Band D.

MAINTENANCE

The detailed and amended lease shows that the three properties share the external maintenance but with Redcroft and Tides Reach having a 50/50 split on the roof.

LOCATION



Redcroft is situated close to the WHITECHURCH and enjoys stunning views looking over the promenade and RIBBLE ESTUARY with it's SOUTH FACING sunny aspect and large SECOND FLOOR SUN TERRACE. The property is within walking distance of both Ansdell's shopping facilities and Lytham centre and there is agreement for the owners to use the promenade communal gate (during hours of daylight) which leads onto the recently refurbished promenade and sea walls linking FAIRHAVEN LAKE and LYTHAM GREEN.

Viewing strongly recommended.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared May 2022



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M.Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.