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## Hastings House 8 Hastings Place, Lytham

- Stunning Double Fronted Grade II Listed Terraced House
- In the Heart of Lytham
- Lounge, Dining Room & Study
- Modern Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- En Suite Principal Bedroom with Dressing Room
- Two Further 1st Floor Double Bedrooms & Bathroom/WC
- Two 2nd Floor Double Bedrooms both with En Suites
- Walled Rear Patio Garden & Two Parking Spaces
- Freehold, Council Tax Band G & EPC Rating C

**£1,295,000**

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



[www.johnardern.com](http://www.johnardern.com)

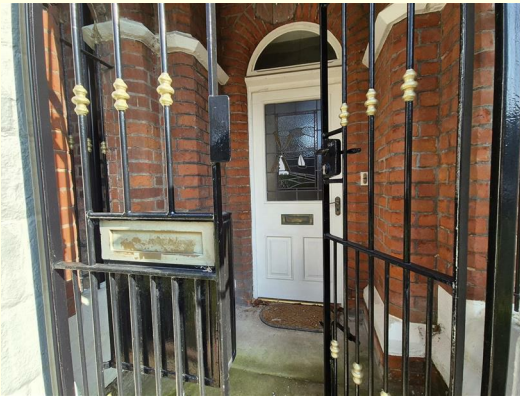


## Hastings House 8 Hastings Place, Lytham

### GROUND FLOOR

#### CENTRAL PORCH ENTRANCE

Attractive covered porch with a feature wrought iron gated entrance. Original stone floor.



#### ENTRANCE HALLWAY

Spacious central hallway approached through an outer door with an upper glazed arched panel and an inset glazed panel with attractive stained glass work depicting Lytham Windmill and Estuary. Turned staircase leads off to the first floor with a white spindled balustrade. Two single panel radiators. Corniced ceiling and centre decorative rose. Fitted wall lights. Understair store cupboard with circuit breaker fuse box and electric meter.



#### LOUNGE

6.27m into bay x 4.39m (20'7 into bay x 14'5)

Very well appointed principal reception room. Original deep bay window overlooks the front garden. Double glazed sash windows with attractive upper leaded lights and stained glass work. The focal point of the room is a white marble fireplace with matching overmantle and a raised display hearth supporting an electric fire. Original corniced ceiling and centre rose. Double panel radiator. Fitted wall lights. Television and telephone points.





## Hastings House 8 Hastings Place, Lytham



### STUDY

3.76m x 3.10m (12'4 x 10'2)

Second useful reception room at present planned as a Study. Two deep double glazed sash windows overlook the rear walled patio. Ceiling inset spotlights. Single panel radiator. Telephone point.



### OPEN PLAN LIVING/DINING KITCHEN

7.85m into bay x 3.53m (25'9 into bay x 11'7)

Stunning extremely well fitted family dining kitchen. To the living area is a matching bay window with double glazed sash windows and upper leaded lights and stained glass work which overlook the front garden. Fitted window seat with useful storage cupboards and padded seating. Double panel radiator. Two wall lights. Corniced ceiling and centre rose. Television aerial point. Porcelain tiled floor throughout.

This large room incorporates the breakfast-kitchen with a superb range of white gloss wall and floor mounted cupboards and drawers. White granite working surfaces incorporating a Franke one and a half bowl stainless steel sink unit with moulded granite draining board and having a

Franke mixer tap with instant boiling water facility. Concealed downlighting. There is a matching island unit with granite working surfaces and adjoining laminate topped breakfast bar. The integrated appliances all by Miele including three electric ovens, the central oven having a warming drawer below. Integrated microwave oven. Electric four ring induction hob with an Elica automatic sliding extractor fan. Integrated Neff dishwasher and Neff fridge and freezer, all with matching cupboard fronts. Additional double panel radiator. Corniced ceiling with inset spotlights. Provisions for a wall mounted TV. Glazed folding doors lead to the adjoining Dining Room,





## Hastings House 8 Hastings Place, Lytham



### UTILITY ROOM

**2.72m x 1.24m (8'11 x 4'1)**

Useful separate Utility. Matching porcelain tiled floor. Turned laminate working surface incorporating a single drainer stainless steel sink unit with chrome mixer tap and cupboards beneath. Plumbing facilities for a washing machine and space for a tumble dryer. Inset ceiling spotlights. Double glazed outer window with opening light to the side aspect.

### REAR HALLWAY

With a matching porcelain tiled floor. Single panel radiator. Double glazed window with side opening light to the side aspect. Hardwood outer door with an upper double glazed leaded and stained glass panel overlooking and giving access to the rear garden. Inset ceiling spotlights. Sliding doors reveal a built in cupboard housing the Worcester central heating boiler with a 'Superstream' water boosting system with two tanks and wall mounted programmer controls.

### CLOAKS/WC

Part tiled walls and matching porcelain tiled floor. Two piece white suite comprises fixture wash hand basin with offset chrome mixer tap. Low level WC. Wall mounted extractor fan. Ceiling inset spotlights.

### FIRST FLOOR LANDING

Approached from the previously described staircase leading to the upper central split level landing with continuing staircase to the second floor. Matching white spindled balustrade. One double and separate single panel radiator. White panelled doors leading off to all first floor rooms.

### BEDROOM SUITE ONE

**5.26m x 4.17m (17'3 x 13'8)**

Spacious principal double bedroom. Very well appointed large well planned principal bedroom. Double glazed window with opening light overlooks the front garden and Hastings Place. Double panel radiator. Range of fitted wardrobes with two centre doors concealing and leading to the ENSUITE BATHROOM. Television aerial point. Two wall lights.



### DINING/GARDEN ROOM

**4.70m x 2.92m (15'5 x 9'7)**

Double opening hardwood double glazed doors overlook and give access to the walled rear garden. Double glazed lantern roof and inset ceiling spot lights. Matching porcelain tiled floor. Two single panel radiators. Side archway leads back to the central entrance hallway. Rear hallway leading off with the Utility and Cloaks/WC.





## Hastings House 8 Hastings Place, Lytham



### EN SUITE SHOWER ROOM/WC

2.77m x 2.72m (9'1 x 8'11)

Leading from the concealed double doors in the wardrobe. Fully tiled walls and floor. Luxury four piece white Villeroy & Boch suite comprises: tiled double Hansgrohe plumbed shower with over head and separate hand shower and four body jets. Fixed plate glass screen. Twin vanity wash hand basins with porcelain Villeroy & Boch bowls with wall mounted Hansgrohe mixer taps. Mirror fronted medicine cabinet above with concealed shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling inset spotlights and wall mounted extractor fan. Double glazed window with side opening light overlooks the rear elevation.



### DRESSING ROOM

2.44m x 1.78m (8' x 5'10)

Walk in Dressing Room with fitted rails and open shelving. Single panel radiator. Double glazed opening window overlooks the front elevation. Inset ceiling spotlights.

### BEDROOM TWO

4.42m x 3.99m (14'6 x 13'1)

Nicely appointed second double bedroom. Double glazed window with opening light overlooks the front garden. Double panel radiator. Fitted centre and wall lights. Wall mounted television socket and adjoining power point.





## Hastings House 8 Hastings Place, Lytham

### BEDROOM THREE

3.96m x 3.58m (13' x 11'9)

Third spacious double bedroom. Double glazed window with side opening light overlooks the rear elevation. Double panel radiator. Fitted centre and wall lights. Wall mounted television socket and power point. Newly fitted carpets



### BATHROOM/WC

2.92m x 2.59m (9'7 x 8'6)

Porcelain floor and wall tiles. Stunning four piece white suite by Villeroy & Boch comprises: matching tiled panelled bath with concealed mixer tap and hand shower. Vanity wash hand basin with double drawers and chrome Keuco mixer tap and having an illuminated mirror fronted medicine cabinet above. Step in tiled shower compartment with a Hansgrohe plumbed shower over and separate hand shower. Sliding glazed door. The suite is completed by a matching Villeroy & Boch low level WC. Chrome heated ladder towel rail. Two obscure double glazed windows. Ceiling inset spotlights and a wall mounted extractor fan.



### SECOND FLOOR LANDING

Continuing staircase to second floor with matching white spindled balustrade. Pivoting double glazed roof light. Double panel radiator. Bank of useful linen storage cupboards with double doors and hanging rail.



### BEDROOM FOUR

4.39m x 4.09m (14'5 x 13'5)

Large fourth en suite double bedroom. Part pitched ceiling with painted original beams and inset spotlights. Double glazed opening window overlooks Hastings Place. Wall mounted television socket and adjoining power point. Square arch leads to



### EN SUITE BATHROOM/WC

3.15m x 2.77m (10'4 x 9'1)

With ceramic floor and part wall tiles. Matching pitched ceiling with exposed beams and having a pivoting double glazed roof light. The Heritage four piece suite comprises; period style roll top bath on ball and claw feet with chrome freestanding mixer taps with hand shower. Corner tiled step in shower compartment with Hansgrohe plumbed shower



## Hastings House 8 Hastings Place, Lytham

and sliding curved outer door. Heritage pedestal wash hand basin with matching period style taps. The suite is completed by a low level WC. Chrome heated towel rail with inset period style radiator. Ceiling inset spotlights and extractor fan.



### BEDROOM FIVE

4.47m x 4.27m (14'8 x 14')

Superb fifth double bedroom. Matching pitched ceiling with white painted original beams. Double glazed opening window overlooks Hastings Place. Double panel radiator. Wall mounted television aerial socket and adjoining power point. Square arch leads to



### EN SUITE SHOWER ROOM/WC

3.30m x 2.77m (10'10 x 9'1)

Ceramic floor and part wall tiles. Pitched ceiling with exposed beams and having a double glazed roof light. Three piece Villeroy & Boch white suite comprises; Step in tiled shower compartment with a Hansgrohe plumbed shower and curved sliding outer door. Pedestal wash hand basin with Hansgrohe chrome mixer tap. The suite is completed by a

low level WC. Chrome heated towel rail with inset period style radiator.



### OUTSIDE

To the front of the property there is a delightful town centre lawned garden with well stocked flower and shrub borders and centre stone flagged pathway leading to the feature gated entrance porch. The wrought iron entrance is lockable and during the hot summer months, is a delight to have the inner door open letting fresh air lead through the property but still having full security.

To the immediate rear there is a walled enclosed patio garden laid with stone paving and having flower beds supporting shrubs and climbing plants. External security wall lights. Garden tap and double 13 amp power points.





## Hastings House 8 Hastings Place, Lytham



### OFF STREET PARKING

The inner central door leads to a rear double block paved parking drive accessed from the rear service road.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED in keeping with the Grade II listed status.

### TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

### INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

### LOCATION

A superb Grade II Listed double fronted five bedrooomed terraced family property situated in the heart of Lytham's conservation area on the well known Hastings Place Crescent just yards from the centre of town with its comprehensive shopping facilities, restaurants, bars and amenities. An internal inspection is essential to fully appreciate the spacious accommodation this property has to offer which is set over three floors together with its walled rear patio garden and double off road parking spaces. No onward chain.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

### Consumer Protection from Unfair Trading Regulation

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 March 2024





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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	84	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	79



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