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199 Inner Promenade, Lytham St Annes

- Impressive Detached Family Residence
- Stunning Panoramic South Facing Sea Views
- Now in Need of Updating but Offers Superb Potential
- Central Reception/Dining Hallway
- Lounge, Conservatory, Study & Large Dining Kitchen
- Utility & Cloaks/WC
- 1st Floor Sun Lounge, Four Bedrooms, En Suite & Bathroom/WC
- Two Further 2nd Floor Bedrooms both with En Suite Bathroom/WCs
- Large Walled Gardens, Double Garage with Loft, 2nd Laundry & WC
- Leasehold, Council Tax Band G, EPC Rating E

£1,250,000

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



www.johnardern.com



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GROUND FLOOR

CANOPIED OPEN PORCH ENTRANCE

Wide covered entrance with an elevated tiled floor and providing a delightful south facing seating area.

ENTRANCE VESTIBULE

2.34m x 1.47m (7'8 x 4'10)

Approached through a UPVC outer door with an inset double glazed panel. Matching full length double glazed panel to the side. Arched single glazed panel above. Overhead light. Inner polished wood door leading to:

INNER VESTIBULE

1.40m x 1.32m (4'7 x 4'4)

UPVC double glazed window to the side elevation with stained glass leaded detailing. Overhead light. Sunken mat well. Inner stained glass leaded panelled door leading to:

DINING HALLWAY

5.92m x 3.99m (19'5 x 13'1)

Impressive central Reception Hallway currently furnished as a formal Dining Room. Solid wood parquet flooring. Wood panelled walls, display plate racks and moulded ceiling detail. Double panel radiator. Single glazed window looks through to the front elevation. Feature central split staircase leads to the first floor with illuminated newel posts.



CLOAKROOM

2.18m x 1.47m min (7'2 x 4'10 min)

Very useful cloakroom leading off the Hall. Obscure glazed opening window to the rear elevation. Display shelving and cloaks hanging space. Further understairs storage space.

CLOAKS/WC

1.88m x 1.63m (6'2 x 5'4)

UPVC obscure double glazed window to the rear elevation

with a side opening light. Two piece coloured suite comprises: Howsons pedestal wash hand basin. Low level WC. Part tiled walls and fitted wall mirror. Single panel radiator. Matching parquetry floor.

LOUNGE

8.94m into bay x 5.44m max (29'4 into bay x 17'10 max)

Very spacious principal reception room. UPVC walk in bay window overlooks the front garden. Three upper opening lights. Three double panel radiators. Decorative moulded ceiling. Alluminium framed patio doors overlook and give access to the Conservatory. Step leads up to a feature illuminated fireplace recess with two corner double glazed windows. Oak panelling and a gas log effect fire.



CONSERVATORY

3.58m x 3.43m (11'9 x 11'3)

Pitched glazed ceiling with an overhead light. UPVC double glazed windows overlook the rear garden with three top opening lights. Upper stained glass leaded panels. Central double opening French doors give direct garden access.



199 Inner Promenade, Lytham St Annes



DINING KITCHEN

6.10m into bay x 4.45m (20' into bay x 14'7)

Spacious family Dining Kitchen with UPVC double glazed bay window, having south facing front garden views. Three opening lights. Double panel radiator below. Two additional double glazed windows to the side elevation, one with a side opening light. Eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Wood effect laminate working surfaces with splash back tiling. Built in appliances comprise: Neff five ring electric hob. Neff illuminated extractor canopy above. Blomberg electric oven with microwave above. Bosch dishwasher. Pine panelled 'barrelled' ceiling. Telephone point. Laminate wood effect flooring. Door leading to the Study.



STUDY

4.60m x 3.30m (15'1 x 10'10)

Double glazed window to the side aspect with a side opening light. Additional double glazed window to the rear. Pine panelled ceiling. Laminate wood effect floor. Double panel radiator. Door leading to the Utility.

UTILITY ROOM

3.15m x 2.49m (10'4 x 8'2)

Useful separate Utility area. Double glazed window to the rear elevation with a side opening light. Eye and low level cupboards. Single drainer sink unit with a centre mixer tap set in a work surface with splash back tiling. Integrated washing machine. Space for a tumble dryer. Laminate wood effect floor. Double panel radiator. Wall mounted central heating programmer control. Door to the Pantry and Rear Porch leading off.

PANTRY

2.46m x 1.32m (8'1 x 4'4)

Obscure window with a top opening light. Tiled walls and display shelving. Tiled work top with cupboard below. Overhead light.

REAR ENTRANCE PORCH

UPVC side door with an inset obscure stained glass panel gives access to the side driveway. Gas and electric meters. Tiled floor. Overhead light. Store room with overhead light leading off 7'8 x 5'4. UPVC double glazed door leads to the second Laundry & WC. Garage leading off.

LAUNDRY ROOM & WC

UPVC double glazed window to the side elevation with a side opening light. Twin Belfast ceramic sinks. Plumbing for a washing machine. Tiled floor. Double panel radiator. Two wall mounted Potterton central heating boilers. Door leads to the second ground floor WC 5'5 x 3', with a UPVC obscure double glazed opening window, low level WC, single panel radiator and ceramic tiled floor.

INTEGRAL DOUBLE GARAGE/WORK SHOP

7.85m x 6.32m (25'9 x 20'9)

(max L shaped measurements into workshop area)

Approached through an electric roller door to the front. Two sky lights. UPVC obscure double glazed window with a side opening light. UPVC outer door with an inset obscure double glazed panels gives direct rear garden access. Power and light connected. Eight ceiling strip lights. Turned staircase leads to a very useful boarded and carpeted pitched loft space, again with power and light connected and two ceiling strip lights.

FIRST FLOOR LANDING

Spacious split level landing approached from the previously described staircase. Double glazed stained glass leaded window with three opening lights, provides good natural light. Two wall lights. Double panel radiator. Continuing staircase



199 Inner Promenade, Lytham St Annes

to the second floor LOFT CONVERSION with additional en suite bedroom accommodation.

SUN LOUNGE

5.05m x 3.99m (16'7 x 13'1)

Delightful first floor reception room. Double glazed French door with double glazed windows to either side enjoying panoramic south facing sand dune and sea views to the front elevation. Double panel radiator. Television aerial point. Built in store cupboard. Further built in cupboard reveals a pedestal wash hand basin with wall mirror above.



BEDROOM SUITE ONE

5.49m x 5.59m (18'18 x 18'4)

Large principal bedroom suite. UPVC double glazed French door with matching full length window to the side, again enjoying the stunning front views along Inner Promenade. Two double glazed opening windows to the side elevation. Two double panel radiators. Built in store cupboard. Three fitted double wardrobes with centre mirrored panels. Telephone point. En Suite leading off.



EN SUITE BATHROOM/WC

Two obscure double glazed windows to the rear elevation with side opening lights. Three piece coloured suite comprises: Step up sunken bath with a centre mixer tap and plumbed overhead shower. Pedestal wash hand basin. Low level WC. Tiled walls. Double panel radiator. Mirror fronted bathroom cabinet. Wall mounted shaving socket.



BEDROOM TWO

4.65m x 3.84m into bay (15'3 x 12'7 into bay)

Second good sized double bedroom. UPVC double glazed bay window enjoys the front views. Three opening lights. Single panel radiator. Double glazed window to the side aspect provides even further excellent natural light. Vanity wash hand basin with a centre mixer tap, cupboard and drawer below. Wall mirror and display shelving above. Telephone point.



199 Inner Promenade, Lytham St Annes



BEDROOM THREE

4.09m x 3.76m (13'5 x 12'4)

Third double bedroom. Double glazed window overlooking the rear garden with a side opening light. Double panel radiator. Fitted bunk bed frame. Fitted double wardrobe. Vanity wash hand basin with a cupboard and drawer below. Centre mixer tap, mirror and display shelving above. Additional UPVC double glazed opening window to the side elevation.

BEDROOM FOUR

3.45m x 2.31m (11'4 x 7'7)

Fourth good sized bedroom. Double glazed window to the side elevation with a top opening light. Pedestal wash hand basin with a centre mixer tap. Single panel radiator.

BATHROOM/WC

3.05m x 2.82m (10' x 9'3)

UPVC obscure double glazed windows to both the side and rear elevations, with side opening lights. Three piece white suite comprises: Tiled panelled bath with a centre mixer tap and overbath shower. Pivoting glazed shower screen. Vanity wash hand basin with drawer below and a centre mixer tap. Low level WC completes the suite. Tiled walls and floor. Single panel radiator. Illuminated mirror fronted cabinet. Built in airing cupboard houses a lagged hot water cylinder with shelving for linen storage to the side.



SECOND FLOOR LANDING

Spacious second floor loft conversion. Two Velux double glazed pivoting roof lights. Double panel radiator. Very useful built in storage cupboard to the roof eaves.

BEDROOM FIVE

5.28m x 3.30m max (17'4 x 10'10 max)

(some restricted head height). Double glazed 'tilt & turn' window enjoys the south facing front sea views. Double panel radiator. Additional Velux pivoting double glazed roof light with side sea views. Two wall lights. Door to the En Suite.



EN SUITE BATHROOM/WC

1.88m x 1.85m (6'2 x 6'1)

Velux pivoting roof light to the pitched ceiling. Three piece white suite comprises: Panelled bath. Roca low level WC and Roca pedestal wash hand basin. Double panel radiator. Tiled walls and floor. Inset ceiling spot lights and extractor fan. Double doors reveal a wall mounted Alpha gas central heating boiler, we understand serves the 2nd floor.



199 Inner Promenade, Lytham St Annes



BEDROOM SIX

3.71m x 3.53m max (12'2 x 11'7 max)

(some restricted head height). Sixth bedroom with a double glazed 'tilt & turn' window to the front elevation. Double panel radiator. Additional Velux pivoting double glazed roof light. Two wall lights. Door to the En Suite.



EN SUITE BATHROOM/WC

2.03m x 1.42m (6'8 x 4'8)

Velux pivoting roof light to the pitched ceiling. Three piece white suite comprises: Panelled bath. Roca low level WC and Roca pedestal wash hand basin. Single panel radiator. Tiled walls and floor. Inset ceiling spot lights and extractor fan.



OUTSIDE

To the front of the property, approached through double opening wrought gates, is a large walled garden which has been laid to lawn with side shrub borders. UPVC gate to the side gives rear garden access. A wide driveway provides excellent off road parking for a number of cars and leads down the side of the house to the rear double garage and additional side entrance to the main house with external wall light. A low level timber gates and external concrete steps leads down to a useful basement room, with good head height and measuring approx 10ft x 10ft.

To the immediate rear is a delightful enclosed walled garden with tiled patio areas and pathways. Laid to lawn with well stocked side flower and shrub borders. Timber garden store.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Alpha boiler on the 2nd Floor serving panel radiators and domestic hot water.



199 Inner Promenade, Lytham St Annes

DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED. Note: some panels have blown and require attention.

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 £29. Council Tax Band G

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

This very spacious six bedroomed detached family residence was once the grand home of the late George Formby OBE, and enjoys a highly sought after residential location within yards of the beach and Fairhaven Lake with its many leisure and sporting attractions. The property has panoramic sea views to the front elevation. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. Royal Lytham Golf Course is also within easy reach. An early inspection is strongly recommended to appreciate the potential this property has to offer, which is now in need of modernisation but offers very spacious accommodation over three floors with a good sized walled garden to the rear. 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, 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.

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 April 2024



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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	72

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	



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