JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

3 Seafield House 23 Seafield Road,

- Impressive Elevated Ground & Lower Ground Floor Duplex Apartment
- In a Stunning Grade II Listed Converted Period House
- Yards from Lytham Green & Walking Distance to Lytham Town Centre
- Spacious Principal Lounge & Garden Room with Side Views of Lytham Green
- Open Plan Fitted Living/Dining Kitchen & Utility Room
- Two Large Double Bedrooms, En Suite Wet Room/WC & Bathroom/WC
- Bi Folding Doors Leading to Two Private Sun Terraces
- Space in the Communal Garage & Additional 2nd External Parking Space
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

£535,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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ELEVATED COMMUNAL ENTRANCE

Impressive communal entrance approached via an external stone staircase with a decorative stone balustrade. Lovely views of the front communal gardens and Lytham Green beyond. External lighting. Security video entry phone system. The spacious and nicely presented central communal Hall has a lift and stairs to all floors. Lift access is also available directly from the rear basement at ground level if any clients had difficulty with the front entrance steps.

ROYAL BIRKDALE SUITE

PRIVATE ENTRANCE HALLWAY

24'2 x 7'

Feature high level period ceiling with a number of inset ceiling spot lights. Single panel radiator. Wall mounted Video entryphone security handset. Wall mounted room thermostat. Doors leading off the Ground Floor rooms as detailed below. Staircase with a white spindled balustrade leads to the lower ground floor accommodation.

PRINCIPAL RECEPTION ROOM

16'2 x 15'7 minimum

Superb principal reception room with two matching arched deep picture windows overlooking the front formal communal gardens and enjoying a sunny west facing aspect. Lower opening sash windows. Feature 10ft high ceiling with inset spot lights. Television aerial point. Panel radiator. Telephone point. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire. Garden Room leading off.

GARDEN ROOM/STUDY

11'5 x 10'5

Delightful second reception room lending itself to a variety of uses including a Study or 3rd guest bedroom if required. With a double glazed arched sash window to the south facing side elevation with lovely views towards Lytham Green with the Ribble Estuary beyond. Additional arched double glazed sash window to the front elevation. Obscure glazed lantern roof light provides further excellent natural light. Inset ceiling spot lights. Panel radiator. Telephone point.

BEDROOM TWO

15'8 x 10'10

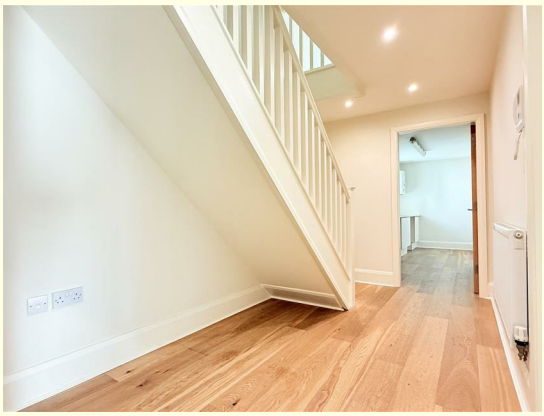
Double bedroom with a matching deep arched double glazed picture window overlooking the front gardens. Lower opening sash. Double panel radiator. Inset ceiling spot lights. Television aerial point.

BATHROOM/WC
8'8 x 7'7

Spacious Bathroom comprising a three piece white suite. Obscure double glazed sash window to the side elevation. Tiled panelled bath with a centre mixer tap and hand held shower attachment. Tiled display to the side. Vanity wash hand basin with a centre mixer tap and drawers below. Wall mirror above with a wall mounted shaving point. Low level WC completes the suite. Chrome heated ladder towel rail. Part tiled walls and floor. Inset ceiling spot lights and extractor fan.

LOWER GROUND FLOOR

HALLWAY
16'6 x 6'9



Approached from the previously described staircase with a matching white spindled balustrade. Wood effect laminate flooring. Single panel radiator. Additional wall mounted video security entryphone handset. Telephone point.

OPEN PLAN LIVING/DINING KITCHEN
29'1 max x 16'6

(max L shaped measurements) Superb entertaining family Dining Kitchen with an adjoining Living area.

To the Kitchen area are double glazed bi-folding patio doors overlooking and giving direct access to the private Sun Terrace. Fitted roller blinds. Good range of eye and low level fixture cupboards and drawers. Central island unit with further cupboards and drawers below. Inset stainless steel one and a half bowl sink unit with a centre mixer tap. Heat resistant working surfaces. AGA electric cooker with a single cast iron hot plate, double oven and grill. Illuminated extractor above. Siemens electric oven and grill. Siemens microwave above. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Television aerial point. Internet/telephone point. Double panel radiator. Wood effect laminate flooring.

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The carpeted Living Area has a double glazed opening window to the side aspect. Deep display sill. Inset ceiling spot lights. Double panel radiator. Wall mounted electric log effect fire. Wall mounted Panasonic TV above.

SUN TERRACE

26'1 x 8'8

(overall measurements) Two feature walled sunken terraces approached through Bi Folding doors from both the Kitchen and principal Bedroom. With wrought iron balustrades and central stone steps with a matching wrought iron personal gate, giving direct access to the front communal gardens. External wall lights. The patios enjoy a sunny south westerly facing aspect.

BEDROOM SUITE ONE

16'3 x 13'6

Very well proportioned principal bedroom suite. Matching double glazed bi-folding patio doors give direct access to the Sun Terrace. Inset ceiling spot lights. Double panel radiator. Television aerial point and power socket for a wall mounted TV. Two fitted double wardrobes. Fitted kneehole dressing table with drawers to either side. Door leading to the En Suite.

EN SUITE WET ROOM/WC
11'6 x 6'4

Good sized wet room style Shower Room, comprising a four piece suite. Tiled showering area with a recessed wall display shelf and a plumbed shower. Two matching wall hung wash hand basins with centre mixer taps. Mirror fronted bathroom cabinet above and a wall mounted shaving point. Semi concealed low level WC. Chrome heated ladder towel rail. Inset ceiling spot lights and ceiling extractor fan.

UTILITY ROOM
14'8 x 6'8

Useful separate Utility Room. Double glazed opening window to the rear elevation. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap in display working surfaces. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Glowworm gas central heating boiler. Single panel radiator. Wall mounted extractor fan and overhead strip light. Matching wood effect laminate flooring. Door reveals a built in cupboard housing a Megaflo Heatrae Sadia hot water cylinder and the circuit breaker fuses.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the Utility Room serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with hardwood frames.

OUTSIDE
Seafield House stands in beautiful and well kept landscaped grounds principally laid to lawn with very well stocked mature shrub and flower beds. Seafield House is approached through an electrically operated personal gate and additional double gates leading to the Garaging and Courtyard parking. Communal bin store area. From the front entrance of Seafield House you have delightful views towards Lytham Green.

GARAGING & PARKING
The apartment has a space in the communal integral Garage, (3rd along as you look at the Garage doors) approached through its own electrically operated up and over door. There is also a 2nd outside allocated car parking space. Internal door leads to the lower communal Hall with lift and stairs to the Ground Floor communal Hall. This apartment also has a private lockable allocated internal store room.

NOTE
We understand long term lettings are allowed. Well behaved pets are allowed at the discretion and consent of the Management Company Directors.

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 £200. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £4,625.88 per annum is currently levied, paid in quarterly instalments of £1,156.47. This includes the block insurance.

LOCATION

This outstanding elevated ground and lower ground floor duplex apartment known as the Royal Birkdale Suite, is situated in this unique development called Seafield House, being just yards from Lytham Green with the Ribble Estuary beyond. Lytham with it's superb tree lined

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shopping facilities and town centre amenities is close by together with Lowther Gardens with its Cafe, Theatre, Padel Courts and Gardens, also within a short stroll away. Seafield House is a stunning Grade II listed building which was carefully converted approx 17 years ago into eight luxury individual apartments enjoying a highly sought after location in Lytham's Conservation area. An internal inspection is strongly recommended to appreciate the flexible and very spacious accommodation this property has to offer. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

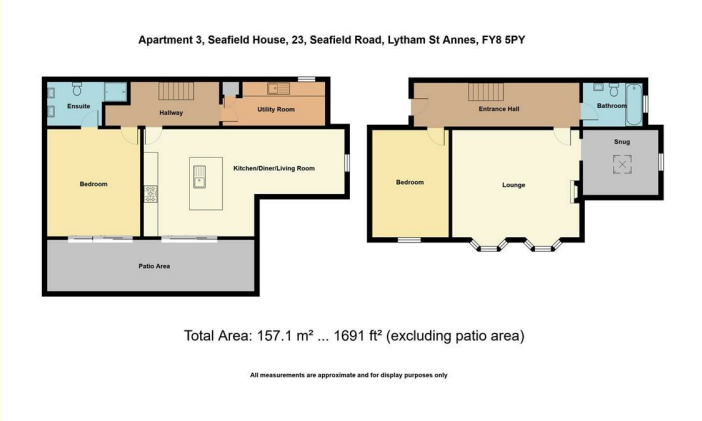
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

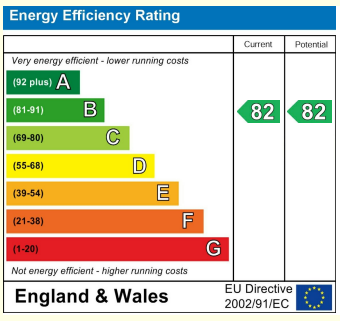
THE GUILD

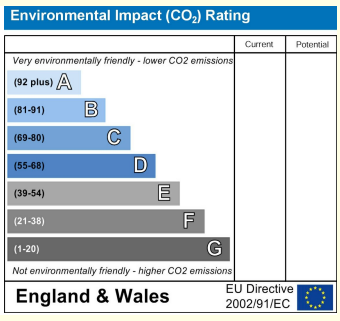
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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 our their own investigations before contract.
Details Prepared April 2025







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The Property Ombudsman

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