



ESTATE AGENTS • VALUER • AUCTIONEERS



## Ribbleside 279 Inner Promenade, Fairhaven

- Spacious Detached Period Property in an Excellent Elevated Central Location
- Stunning Panoramic Beach Views of Grannys Bay from both the Ground & 1st Floor
- Currently Split into Two Apartments but Could Easily be Converted Back
- Potential for Four/Five Reception Rooms & Large Family Dining Kitchen
- Four Good Double Bedrooms & Study
- Large Walled Gardens to both the Front & Rear
- Extended Four Car Garage & Off Road Parking for a Number of Cars
- Viewing Essential to Appreciate the Potential on Offer
- No Onward Chain
- Leasehold, Current Council Tax Bands D, EPC Rating D & E

**£1,475,000**

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



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



# Ribbleside

## 279 Inner Promenade, Fairhaven

### GROUND FLOOR

#### SIDE ENTRANCE VESTIBULE

Approached through a hardwood outer door with feature inset obscure stained glass panels. Matching arched windows to either side. Due to the property still being split into two flats, inner doors lead off to the ground and 1st floor current accommodation. This has great potential to all be opened up to create a large feature central Hallway for the property. Ceramic tiled floor with a sunken mat well. Overhead light. Side meter cupboard for the first floor. Turned staircase leads to the first floor with a deep under stair store cupboard.

#### HALLWAY

9'8 x 7'5

Current ground floor Hall. Double panel radiator. Inset ceiling spot lights. Panelled doors leading off.

#### LOUNGE

21' into bay x 14'9



Spacious principal reception room. Deep UPVC double glazed bay window with two side opening lights enjoys elevated views looking over the front gardens with 'Grannys Bay' and the Ribble Estuary beyond. Distant views of Southport and the Welsh Hills. Double panel radiator. The focal point of the room is a marble inset fireplace with gas coal effect living flame fire and white detailed surround with a raised marble hearth. Additional double glazed window to the side elevation. Four wall lights. Telephone point. Television aerial point.

### SECOND RECEPTION ROOM

17'9 x 17'5



Current furnished as a principal ground floor double bedroom but would create a superb second well proportioned south facing reception room, again benefiting from the stunning front views. Curved double glazed bay window with a curved double panel radiator below. Corniced ceiling. Television aerial point. Door leads off to the current En Suite.

### EN SUITE SHOWER ROOM/WC

6'7 x 4'9

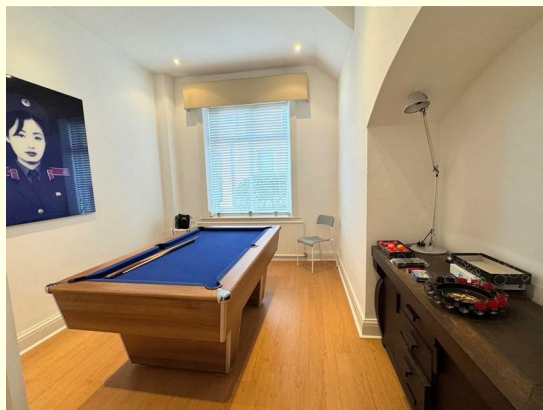


With ceramic floor and wall tiles. Four piece suite comprises. Tiled shower compartment with a Aqualisa electric shower. Fixture wash hand basin with wall mounted shaving point. Illuminated mirror above. Low level WC and adjoining bidet. UPVC obscure double glazed outer window with a top opening light. White heated ladder towel rail.



### FAMILY SNUG

13'8" x 11'



Third good sized reception room. UPVC double glazed window overlooks the side elevation with two top opening lights. Panel radiator. Wood laminate floor. Inset ceiling spot lights.

### DINING KITCHEN

19'9" x 12'6"



Spacious family dining kitchen. With a range of wall and floor mounted cupboards and drawers. Inset one & a half bowl stainless steel sink unit with chrome mixer tap set in heat resistant working surfaces with a large matching central island unit. Built in appliances comprise: Five ring gas hob with a stainless steel illuminated extractor canopy above. CDA electric oven. Integrated Zanussi dishwasher and fridge/freezer, both with matching cupboard fronts. Tiled flooring throughout. UPVC double glazed, double opening French doors overlook and give direct access to the rear garden. Adjoining arched double glazed windows and three further windows to the side and rear aspects with a number of top opening lights. Inset ceiling spot lights. Double panel radiator. Provisions for a wall mounted TV.



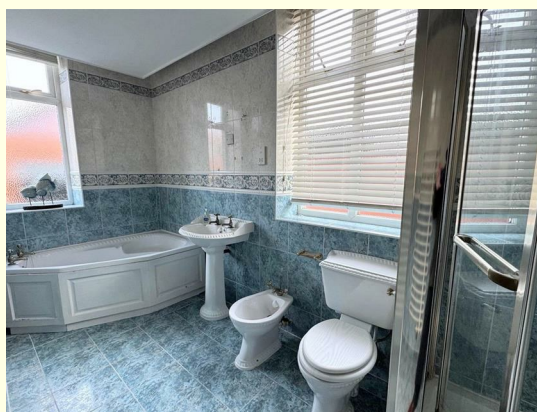
### STUDY/POTENTIAL UTILITY ROOM

12'10" x 9'

Leading off the Dining Kitchen. With matching tiled floor. Double glazed window overlooks the rear garden. Large built in cupboard contains a modern Ideal 135 combi gas central heating boiler.

### BATHROOM/WC

13' x 7'3"



Two UPVC obscure double glazed windows to the rear aspect. Five piece white suite comprises: Corner panelled bath. Pedestal wash hand basin with wall mounted shaving point. Tiled step in shower compartment. Low level WC and adjoining bidet. Ladder heated towel rail. Ceramic tiled floor and walls.

### FIRST FLOOR LANDING

22'10" x 15'



Large feature central landing approached via a turned staircase with a spindled

# Ribbleside

## 279 Inner Promenade, Fairhaven



balustrade and polished wood hand rail. Feature original stained glass and leaded picture window to the side elevation giving excellent natural light to the Hall, Stairs and Landing areas. Corniced ceiling. Single panel radiator. Access to loft space. Built in cupboard with an overhead light and still housing a Glowworm gas central heating boiler (no longer working and disconnected). Original panelled doors lead off to all first floor rooms.

### BEDROOM ONE

20'11 into bay x 14'11



This room would create an impressive double bedroom with a UPVC double glazed bay window enjoying the panoramic views of Granny's Bay. Two side opening lights. Double panel radiator. Corniced ceiling. Television aerial point. Telephone point. Wired for wall lights. Additional stained glass leaded window to the side elevation

### BEDROOM TWO

17'11 x 14'5



UPVC double glazed window with a deep display sill again enjoys the superb sea views. Two side opening lights. Further leaded window to the side elevation. Corniced ceiling. Telephone point. Television aerial point. Two fitted double wardrobes with inset mirrored fronts and further storage space over

### BEDROOM THREE (CURRENT KITCHEN)

19'10 x 12'11



Oriel bay window to the side elevation with a deep display sill. Leaded window also overlooks the rear of the property. Eye and low level cupboards and drawers remain. Stainless steel double drainer sink unit with centre mixer tap. Work surfaces with splash back tiling. Double panel radiator. Corniced ceiling. Television aerial point. Telephone point.

### BEDROOM FOUR

11'1 x 9'1

Leaded window overlooks the side elevation. Single panel radiator. Two fitted double wardrobes with mirrored fronts. Additional single wardrobe with storage over. Television aerial point. Telephone point.

### TRUNK ROOM

7'11 x 4'5

Leaded window with obscure glass. Open shelving for storage. Built in store cupboard

### BATHROOM/WC

13'10 x 9'7 max

(Maximum L shaped measurements) Leaded outer window with obscure glass. Three piece coloured bathroom suite comprises: Panelled bath. Low level WC. Pedestal wash hand basin. Single panel radiator. Wood panelled walls. Built in linen cupboard with open shelving and overhead light.

### ADDITIONAL WC

7'11 x 2'10

Leaded outer window with obscure glass. Low level WC. Fixture wash hand basin. Original ceramic tiled walls.



### OUTSIDE (FRONT)



Ribbleside is approached through double opening wrought iron gates with an asphalted driveway providing excellent off road parking and leading down the side of the property to the rear garaging. The front walled garden enjoys a sunny south facing aspect has a feature central sunken lawn surrounded by well stocked established flower and shrub borders. Number of garden taps and external lighting.

### OUTSIDE (REAR)



To the immediate rear is a large walled family garden approximately 80' x 65' which has been laid to lawn and offers tremendous potential for landscaping.

### GARAGING

31'9 x 19'8 max



Large extended garage with space for four cars, approached through an electric up and over door with two external lights. Pitched roof with overhead strip lights and a Velux double glazed pivoting roof light. Power and light connected. Side composite personal door leading to the rear garden. To the rear of the Garage is a useful garden store with a matching modern composite side door and adjoining obscure double glazed window. Overhead light.

### CENTRAL HEATING (COMBI)

The ground floor flat enjoys the benefit of gas fired central heating from a modern Ideal I35 combi boiler serving panel radiators and giving instantaneous domestic hot water. The current boiler in the first floor flat no longer works and is disconnected.

### DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED.

### TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to annual ground rents of approx £25 (Solicitor to confirm amount). Both the Ground Floor and 1st Floor Flat are currently Council Tax Band D

### Energy Performance Certificate

Ground Floor EPC Rating D

First Floor EPC Rating E

### LOCATION



This spacious two bedroomed converted flat occupies the whole of the first floor of a

# Ribbleside

## 279 Inner Promenade, Fairhaven

period detached house. It presents an opportunity which only arises occasionally to live in one of the few properties in Lytham whereby the beach is immediately the other side of the road from the property. Being on the first floor the apartment has panoramic views with Granny's Bay and Fairhaven Lake in the foreground and then across the Ribble Estuary is Southport and Formby Point beyond. On a clear day Snowdonia can be seen some 60 miles away. The apartment is in need of modernisation but offers tremendous potential and spacious accommodation with original high ceilings and cornicing. The property is within easy reach of Ansdell centre with its thriving shopping centre and transport facilities. Fairhaven Lake with its leisure and sporting facilities is also within yards walking distance. An internal viewing is strongly recommended to appreciate what the flat has to offer together with the majority of the large private south facing front garden. No onward chain.



### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### INTERNET & EMAIL ADDRESS

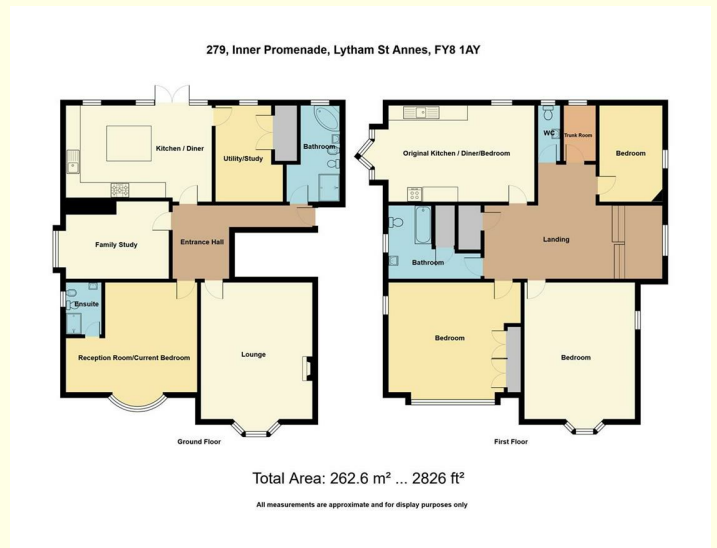
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### THE GUILD

John Arden & 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).

### Digital Markets, Competition and Consumers Act 2022

John Arden & 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 October 2025



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



John Arden & 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.