



# Barton Mansions

9 BARTONS MANSIONS, 48 NORTH PROMENADE, LYTHAM ST ANNES - FY8 2NH

**Carl Jackson**  
The **Fylde Coast** Property Expert

 **The  
Property  
Experts**



**Barton Mansions has long been regarded as a desirable address, commanding an unrivalled position on the North Promenade. Built with elegance in mind, sunlit balconies face the sea, every detail reflects the grandeur of its era and prestige of living right on the seafront.**

#### Property at a glance

Barton Mansions – No. 9

2 Bedrooms

2 Bathrooms

Elevated Ground Floor Apartment

Spacious Lounge & Dining Kitchen

South-Facing Sunny Balcony with Views

Private Store/Utility Room & Separate Large Garage

Gas Central Heating & Double Glazing

Highly Sought-After North Promenade Location

Directly Facing the Beachfront & Sunsets

Leasehold – Council Tax Band E – EPC Rating D

2 1 2





Barton Mansions is one of St Annes' most prestigious seafront addresses, set proudly on the North Promenade with sweeping views across the Irish Sea. Admired for its timeless architecture and spacious interiors, the building was designed to capture light, space and outlook, offering a sense of grandeur that modern developments rarely achieve.

South-facing balconies provide the perfect spot to enjoy the Fylde Coast's famous sunsets – a daily reminder of the privilege of promenade living.

Life here is about more than just the home. Golden sands and promenade gardens are right outside, while the town centre with its boutique shops, cafés and restaurants is only a short walk away. Championship golf courses, the cultural attractions of nearby Lytham, and excellent transport links make the location as convenient as it is desirable.

What makes Barton Mansions so special is the way it combines character with practicality. Private storage, secure garages and generous living spaces offer comfort and convenience, while the elevated ground floor position of No. 9, with its own garage and sun balcony, makes this a rare chance to secure a home in one of the coast's most sought-after buildings.

**“For me, Barton Mansions is one of the finest places to live in St Annes. Waking up to the sea and watching the sunsets from the balcony makes this apartment truly special.”**

## The Seller's View

"This has been our home for many years and it holds so many happy memories for us. Our favourite room has always been the lounge, with its outlook across the gardens and over to the sand dunes – it has been the place where we have spent so much time together as a family.

To sit and watch the sunsets in the evening has been something truly magical, a daily reminder of just how special life here really is.

The apartment has always felt welcoming and calm, a perfect place to relax, and now the time has come for someone else to enjoy it as much as we have."



"Our favorite room – Lounge Area"

## Directions

Approaching St Annes from the M55, follow signs for Blackpool and Lytham St Annes. Continue along the A5230 Progress Way, and at the roundabout take the second exit onto Queensway. Follow Queensway towards St Annes, passing the airport on your left, and continue straight until you reach the town centre. At the mini roundabout take the first exit onto Clifton Drive North and proceed along the seafront. Barton Mansions is prominently positioned on the right-hand side of the North Promenade, directly facing the beach, with the entrance clearly signposted.

## Services

Main water, gas and electric

## Tenure

Leasehold - 848 year lease

Ground rent - £35.00 per year

Service charge - £220 per month

## Local Authority & Tax Band

Fylde Borough Council

St Annes Road West, Lytham St Annes, FY8 1LW

[www.fylde.gov.uk](http://www.fylde.gov.uk)

Tel: 01253 658658

Council Tax Band - E

## Viewing Arrangements

Viewing strictly by appointment with sole agent

Carl Jackson 07435 075 866

[carljackson@thepropertyexperts.co.uk](mailto:carljackson@thepropertyexperts.co.uk)

## Amenities/Distances

Town Centre: 0.3 miles

Primary Schools: 0.5 miles

Train Station: 0.7 miles

Motorway Links: 4.5 miles (M55 Junction 4)

Airport: 1.8 miles (Blackpool International)

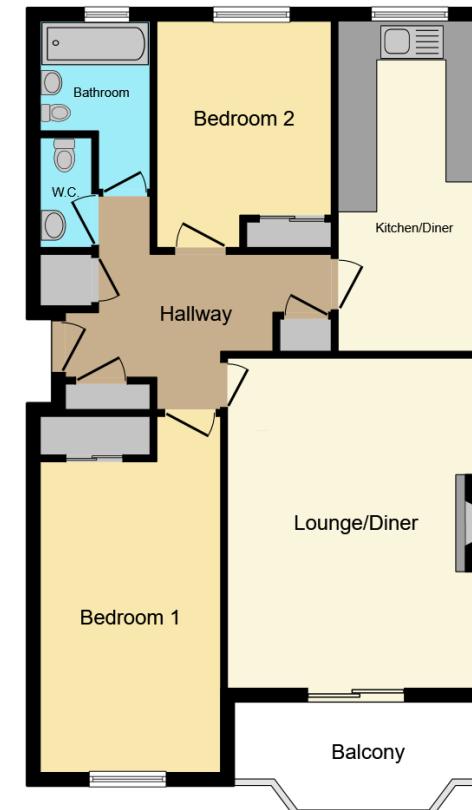
Nearest Town: Lytham 2.2 miles

Bus Station: 0.4 miles (St Annes Square)

University: 4.5 miles (Blackpool & The Fylde

College University Centre)

Hospital: 2.6 miles (Blackpool Victoria Hospital)

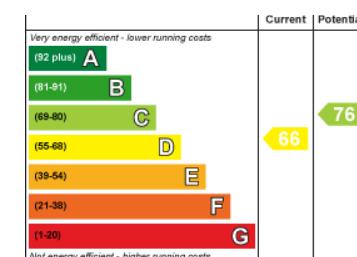


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyHaven.in](http://www.PropertyHaven.in)

## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# About the Area

## St Annes on Sea

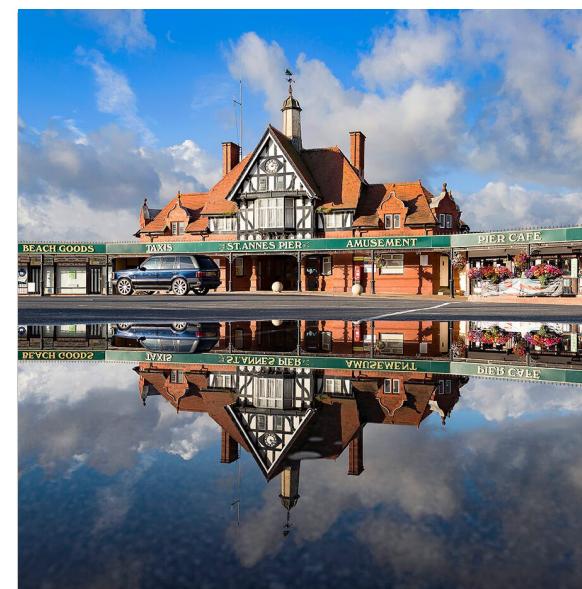
St Annes, the jewel of the Fylde Coast, is one of the North West's most desirable seaside towns. Perfectly positioned between the golden sands of the Lancashire coastline and the rolling countryside beyond, it offers a rare blend of coastal calm, community spirit and everyday convenience. Life here is relaxed yet vibrant, with the sea always close at hand and a welcoming town centre that caters for every need.

You'll find everything expected from a classic seaside resort – sweeping promenades, leafy gardens, independent shops and a thriving café culture. The Victorian pier and historic squares reflect the town's rich heritage, while nearby Lytham adds its own charm with the famous windmill, boutique shopping and a calendar of festivals that draw visitors from across the country.

Just a short drive away, Blackpool brings world-class entertainment with its theatres, shows and iconic Tower Ballroom, offering a lively contrast to the tranquillity of St Annes. Whether it's an evening at the theatre, a walk along the beach, or a coffee on the promenade, living in St Annes offers the best of coastal life with culture, leisure and history right on the doorstep.

## Fylde Coast

The Fylde Coast is a stretch of coastline in Lancashire, North West England. It encompasses sandy beaches, wide promenades, traditional towns and open countryside. St Annes and Lytham bring elegance and charm, while Blackpool is known for its entertainment, piers and shows. The coastal path links golden sands, dunes and nature reserves along the shoreline.



# Carl Jackson

The Fylde Coast Property Expert

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- An expert in marketing to provide the widest exposure to potential buyers
- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

*“Working with Carl was an exceptional experience from start to finish. From our very first conversation, it was clear that Carl genuinely cared about understanding my needs and delivering the best possible outcome. His attention to detail, deep knowledge, and unwavering commitment made the entire process feel effortless. What truly stood out was his ability to listen, advise with clarity, and follow through on every promise with professionalism and integrity. Carl not only met my expectations—he exceeded them. I wouldn’t hesitate to work with him again or to recommend him to others.”*



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