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## 65d Clifton Drive, Lytham

- First Floor Purpose Built Apartment
- Private Self Contained Entrance
- Lounge With Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Rear Garden & Garage
- Close to Grannys Bay & Fairhaven Lake
- No Onward Chain
- Gas Central Heating, Leasehold, Council Tax Band D. EPC Rating

**£225,000**

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



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



## 65d Clifton Drive, Lytham

### GROUND FLOOR

#### PRIVATE SELF CONTAINED ENTRANCE

With security entry phone system.



#### ENTRANCE HALL

2.87m x 1.45m (9'5" x 4'9")

Approached through a modern outer door with oval double glazed leaded and part obscure panelling. Side obscure deep window. Part wood parquet floor. Two wall mirrors and lower corner store cabinet. Staircase leads off with polished hand rail.

#### LANDING

7.32m x 4.72m (24' x 15'6")

(max 'L' shape measurements) Wrought iron balustrade with matching polished hand rail. Large wall mirror and two mirror backed illuminated niche displays. Useful side store cupboard. Panel radiator set behind a decorative glass topped screen. Meter cupboard containing the electric circuit breaker fuse box. Access to the loft. Two opening glazed doors give access to the front hallway (11'1" x 4'9") with uPVC double glazed doors opening to the SUN BALCONY.



#### SUN BALCONY

1.91m x 1.35m (6'3" x 4'5")

With stone floor and wrought iron balustrade. The balcony enjoys a South facing sunny position.



#### LOUNGE

5.18m into bay x 4.39m (17' into bay x 14'5")

Well appointed and spacious reception room with double glazed bay window overlooks the front elevation and enjoys a sunny South facing position. The focal point of the room is a marble and tiled fireplace with inset log effect electric fire and having a matching marble hearth and over mantle. To both sides of the fireplace are mirror backed illuminated displays. Corniced ceiling. Double panel radiator with glass topped shelf above.



#### DINING-KITCHEN

4.62m into bay x 3.56m (15'2" into bay x 11'8")

Well appointed family dining kitchen with part ceramic tiled walls. Excellent range of wall and floor mounted white cupboards and drawers with working surfaces. Discreet downlighting. Inset open & a half bowl single drainer stainless steel unit incorporating a waste disposal unit. Chrome mixer tap. The sink unit is set into the side double glazed bay window which receives morning and early afternoon sun light. Integrated Lamona dishwasher. Built in larder fridge and adjoining freezer. Samsung electric fan assisted automatic oven and Lamona four ring ceramic hob. Chrome and curved glazed illuminated extractor hood above. Lamona integrated microwave oven. Concealed British Gas combi boiler and useful slide out pantry store cupboard. Panel radiator with display shelf above.



# 65d Clifton Drive, Lytham



## BATHROOM/WC

2.74m x 1.88m (9' x 6'2)

With ceramic tiled walls. Four piece white suite comprises: Panelled bath with chrome mixer tap. Step in tiled shower compartment with a plumbed shower and curved sliding outer door. Pedestal wash hand basin with mirror and glass display shelf above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Double glazed outer window with obscure glass set in a timber frame. Ceiling halogen downlights.



## REAR HALL

3.28m x 1.12m (10'9 x 3'8)

Gives access to the bedrooms

## BEDROOM ONE

4.72m x 3.53m (15'6 x 11'7)

Spacious principal double bedroom, extremely well fitted with a range of fitted wardrobes with upper mirror fronted doors. Over bed storage cupboards and side vanity wash hand basin with circular bowl and chrome mixer taps set in turned laminate surround with part tiled walls and pivoting lights above together with mirror over. Double panel radiator with display shelf above. Principal double glazed window overlooks the side driveway. Second smaller double glazed window set in a timber frame.



## BEDROOM TWO

3.43m x 3.28m (11'3 x 10'9)

Deceptive second double bedroom with side double glazed window. Panel radiator. Range of fixture wardrobes with storage cupboards above.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a 'British gas' Concealed combi boiler in the kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## OUTSIDE

There is a long driveway leading down the side of the apartments to the two rear garages and the left hand single garage passes with 65D.

Adjoining the garage there is a rear garden which has been laid for ease of maintenance with concrete paving and stone chipped areas with side flower and shrub borders. External lighting.



## GARAGE

Single car garage approached through an up & over door.

## MAINTENANCE

Maintenance to the external communal areas of the block is equally split between the four apartment owners.

## 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 £12. Council Tax Band D . (To be advised).

# 65d Clifton Drive, Lytham

## LOCATION

This spacious FIRST FLOOR two bedroom purpose built apartment is situated in this desirable area of Ansdell being within just a few minutes stroll to Grannys Bay and Fairhaven Lake with its many leisure and sporting attractions along with the beach and foreshore. Woodlands Road's shopping facilities are also minutes away and there are transport services on Clifton Drive giving easy access to both Lytham and St Annes town centres.

Viewing recommended.

## 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).

## 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)

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## Digital Markets, Competition & Consumers Act 2024

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 August 2026



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Total Area: 110.1 m<sup>2</sup> ... 1185 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 74        | England & Wales                                                 | EU Directive 2002/91/EC |           |



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