JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

2 Clifton View
Forest Gate Forest Drive, Lytham

- Luxury Contemporary Apartments of Distinction (forestgatelytham.co.uk)
- Open Plan Living with Private Balcony or Terrace
- Two Large Double Bedrooms, Main Bathroom & En Suite to Principal Bedroom
- Fully Fitted Kitchens are Equipped with High-spec integrated appliances
- EPC Rating of B
- Designated Car Parking & Visitor Parking
- Secure Bike Storage & Dog Wash Station
- Lift & Stair Access to All Floors
- 999 Year Lease at a Peppercorn Rent

£315,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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APARTMENT 2 CLIFTON VIEW
Ground Floor Apartment

SHOW ROOM
Show Apartment and all remaining apartments open for viewings, please just contact the office on 01253 795555

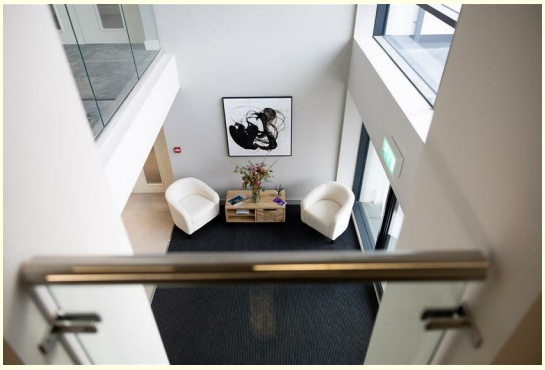
WELCOME TO FOREST GATE
For more information visit their website: forestgatelytham.co.uk

Your gateway to an exceptional living experience in the coveted coastal town of Lytham.
Nestled in tranquil landscaped settings, Forest Gate presents a unique opportunity to own a piece of exclusivity. Our development features 27 modern 2-bedroom apartments spread across two distinct structures – Willow View and Clifton View.
Experience contemporary living at its finest with first-rate construction and innovative design at Forest Gate.
Welcome home to a blend of luxury and serenity.

ABOUT CHANDLER HOMES
At Chandler Homes we go beyond construction to craft homes, setting a new standard for property development across the Fylde coast. Established and led by Michael Davies, Chandler Homes assures a commitment to high standards and meticulous attention to detail, mirroring his years of hard work and dedication in the industry. Chandler Homes promises not only a high-quality build but also exceptional customer service from start to finish.

Our dedicated team of local professionals, including architects, builders and our appointed estate agent share a vision of creating modern living spaces that harmonise with the surrounding environment.

CLIFTON VIEW



Commanding an imposing position at the front of the development with expansive views of the surrounding area, Clifton View is a luxurious collection of 12 outstanding apartments.
Constructed to spaciously allow 4 apartments on each floor over the ground, first and second levels. As in Willow View, each apartment is different, in terms of size and space but each reflects our ethos of open plan, modern and comfortable living

ENTRANCE HALL

OPEN PLAN LOUNGE

SUN TERRACE

KITCHEN

Quality and bespoke professionally designed kitchens
Handleless design with soft motion drawers and doors
Solid Mirostone work surfaces and breakfast island
Quarasil granite undermount sink unit
Quality integrated appliances including Bosch single oven and combination microwave, Bosch fully integrated dishwasher and Bosch advanced washer/dryer

Fulll size Indesit integrated fridge and freezer
Nicola Tesla Alpha induction hob unit with integrated recirculating extraction unit
Intu Asprey hot water tap
LED under cabinet lighting
Provision for double pendant lights over breakfast bar (light fittings not included)

PRINCIPAL EN SUITE BEDROOM

Principal bedroom en-suites
Bedroom and study flooring in luxury fitted, deep pile carpets
Fully integrated sliding wardrobes in principal bedroom
Internal walls and ceilings finished in warm contemporary coloured matt emulsion
Contemporary elegant skirting and architraves finished in hard wearing warm white emulsion

EN SUITE SHOWER ROOM/WC

SECOND BEDROOM

A large second bedroom providing ample space for a king size bed and bedroom furniture.

BATHROOM

Roco sanitaryware, fixtures and fittings
Concealed cistern WC
Under basin storage
Recessed shelf with chrome trim
Illuminated mirror above sink basin
Fully tiled in matching porcelain using muted colours
Chrome heated towel rail
Main bathroom enjoys luxury bath basin and double shower attachment
Principal en-suite enjoys walk in luxury shower enclosure
Minimalist glass screens

HEATING, HOT WATER & VENTILATION

Energy efficient radiant under floor heating in all areas of the apartment, thermostatically controlled in each room so all spaces can be regulated
Dimplex Air Source Water Heater allows high pressure for showers, high flow rates for quick filling and low maintenance
Titan Mechanical Ventilation and Heat Recovery (MVHR) system providing superior ventilation with fresh air freshly vented in each room and providing for the elimination of air pollution and allergens

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ELECTRICAL
Energy efficient integrated ceiling downlighters in all interior areas
High speed Fibre Broadband connection to all apartments
TV points to open plan lounge and both bedrooms
Satin finish chrome socket and light switches

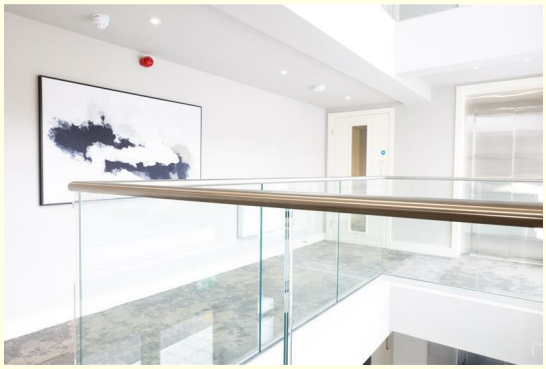
SECURITY
Fob entry security system
Integrated smoke alarm system
Technal FY65 window system offering innovative and secure locking system conforming to RC2 classification for added security and conforming to PAS 24
Exlabesa X1A FOLD door system offering high level security conforming to PAS 24

GENERAL
Hallway, storage, kitchen and living space in solid engineered French vanilla oak, oiled and stained
Floor to ceiling fitted cupboards, discreetly positioned along the entrance hallway
Bedrooms and study in luxury-fitted deep pile carpets
Bathroom and en-suite flooring and walls in matching luxury muted porcelain tiles
Fully integrated sliding wardrobes in principal bedroom
Energy efficient integrated ceiling down lighting in all interior areas
Internal walls and ceilings finished in warm contemporary coloured matt emulsion
Internal doors finished in warm white hard wearing emulsion with all doors having quality, sleek chrome handles
Contemporary elegant skirting and architraves finished in hard wearing warm white emulsion
Integrated smoke alarm detection system throughout
Technal FY65 window system with double glazing. External window frames in anthracite finished in powder coated aluminium
Xlabesa Xia FOLD door system to patio /balcony in matching anthracite, providing intelligent design, engineered for quality, security and durability
Superwhite 34 Cavity Wall system – a high performance, non- combustible and BBA approved wool blown insulation

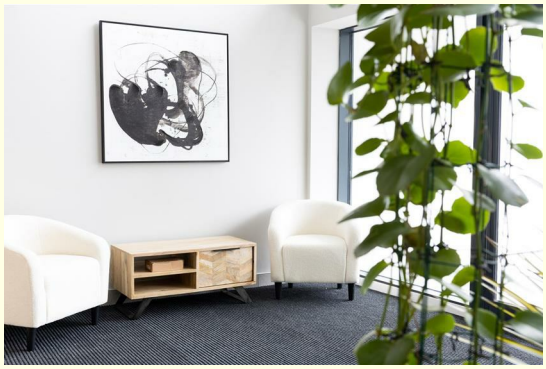
COMMUNAL AREAS

EXTERIOR COMMUNAL AREAS
Designated car parking
Visitor and disabled car parking
Landscaped grounds
Energy efficient and well illuminated external lighting
Installation of cable ducting to facilitate the future installation of car charging points
Water tap facility on car park

INTERIOR COMMUNAL AREAS



Secure entry system
Integrated smoke alarm detection system
Spacious and welcoming entrance foyer with full length glass atrium
Lift and stair access to all levels
Secure bike storage
Dog wash station



LOCATION & AMENITIES

Forest Gate is positioned within easy walking distance of Lytham's charming main street. Enjoy all that Lytham has to offer including an eclectic mix of independent retailers, shops, cafes, bars and restaurants.

A stroll along Lytham's Green to admire our iconic windmill, a wander through Lowther Gardens and Witchwood, explore the delights of Lytham Hall which is literally on the doorstep; the beauty of our local coast and countryside is unrivalled. For sports enthusiasts, two outstanding golf clubs are nearby, along with various leisure and sporting clubs for cricket, tennis, and crown bowls. Experience a lively social calendar filled with festivals and theatre events that cater to all interests.

Closer still is Ansdell, nestled between Lytham and St Annes and just a few minutes walk from Forest Gate. Conveniently situated, Ansdell offers the perfect balance of proximity to amenities without the need to venture into Lytham. With its array of shops, Ansdell presents itself as a delightful and accessible destination for locals and visitors alike.

Forest Gate offers convenient access to Lytham and the Fylde Coast with nearby train stations at Ansdell and Lytham. These local stations provide access to Preston and the West Coast Mainline with direct trains to Manchester and London.

Additionally, the M55 motorway allows easy travel to destinations like the Lake District, Manchester, Liverpool and Lancaster – all within a 60 minute drive. The new link road to the M55 motorway is a 3 minute drive away.

YOUR GUARANTEE

All apartments are sold with the benefit of a 10 year new build warranty from Advantage Home Construction Insurance (AHCI). The warranty provider is approved by the Council of Mortgage Lenders (CML) and its consumer code is CTSI approved (ahci.co.uk)

TERMS

All apartments in Clifton View are sold with the benefit of a 999 year lease and a peppercorn ground rent. A residents management company has been appointed to administer and control outgoing expenses in maintaining and repairing common parts and facilities. Each homeowner becomes a member of the company. An annual service charge of £1500 per annum per apartment is payable inclusive of block buildings insurance.

NOTE

Although every effort has been invested to ensure the accuracy of this product specification, it serves as a general guide and may be subject to change during the construction process. Therefore, these details do not constitute or form any part of a contract. Please note: Property dimensions, as depicted in floor maps, may vary slightly due to construction methods and finish type. The computer-generated internal images in this brochure provide a general indication of the quality of finish, but they do not precisely represent any specific apartment's specifications. Although efforts have been made to accurately portray external areas, slight variations in landscaping and materials may occur. For additional details, please enquire further.

Digital Markets, Competition & Consumers Act 2024

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 March 2026

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Clifton View: Floor Plans

FOREST GATE
LYTHAM

Apartments 1* / 5 / 9

Lounge	3.86 x 3.88m
Kitchen	2.30 x 2.87m
Dining Room	3.34 x 2.87m
Bedroom 1	4.51 x 3.60m
En-suite	1.65 x 2.42m
Bedroom 2	3.37 x 3.24m
Bathroom	2.70 x 2.10m

Apartments 2*

Lounge / Diner	4.29 x 5.35m
Kitchen	2.99 x 2.86m
Bedroom 1	3.61 x 3.22m
En-suite	2.40 x 1.50m
Bedroom 2	3.57 x 2.89m
Bathroom	2.47 x 1.96m

Apartments 3* / 7 / 11

Lounge / Diner	6.00 x 3.61m
Kitchen	3.97 x 3.27m
Bedroom 1	3.64 x 3.51m
En-suite	1.75 x 1.67m
Bedroom 2	3.97 x 2.67m
Bathroom	1.75 x 2.52m

Apartments 4* / 8 / 12

Lounge	3.60 x 3.45m
Kitchen	4.00 x 2.79m
Dining Room	3.60 x 1.98m
Bedroom 1	3.57 x 3.51m
En-suite	1.75 x 1.67m
Bedroom 2	4.15 x 2.68m
Bathroom	1.72 x 2.44m

Apartment 6 /10

Lounge / Diner	3.60 x 5.53m
Kitchen	3.17 x 3.02m
Bedroom 1	3.42 x 3.22m
En-suite	2.44 x 1.50m
Study	2.10 x 1.80m
Bedroom 2	2.69 x 5.17m
Bathroom	3.41 x 3.08m

Apartment locations

Ground Floor*: 1 81m², 2 75m², 4 75m², 3 74m²

First Floor: 5 87m², 6 94m², 8 81m², 7 80m²

Second Floor: 9 87m², 10 94m², 12 81m², 11 80m²

*Ground floor apartments include a patio in place of a balcony

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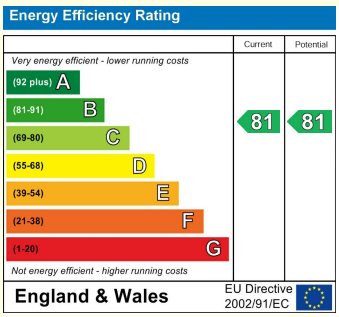

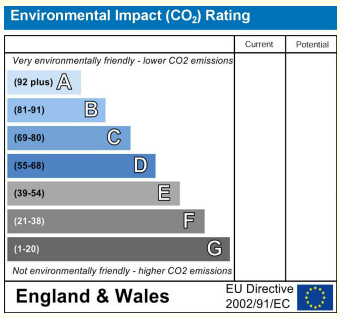

The Property Ombudsman

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