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The Hollies 18 Clifton Drive, Lytham

- Stunning Family Residence With Direct Access to Lytham Promenade
- Standing in Beautiful Sweeping Lawned Gardens to Both the Front & Rear
- Panoramic South Facing Sea Views
- Large Lounge, Dining Room & Study
- Carl Josef Fitted Kitchen with Day Room & Large Sun Room Leading Off
- Superb Basement with Games Room, Office, WC, Utility & Store Rooms
- Four Double Bedrooms, Three En Suites & Modern Family Bathroom/WC
- Large Integral Garage with Space for 3-4 Cars & Excellent Off Road Parking
- Early Viewing Strongly Recommended
- Leasehold, Council Tax Band E & EPC Rating C

£1,775,000

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



www.johnardern.com



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GROUND FLOOR

HALLWAY

5.79m x 3.99m max (19' x 13'1 max)

Central Hall approached through an outer door with inset stained glass decorative panels. Matching panels to the side and a stained glass picture window to the front elevation providing further excellent natural light. Attractive Scandafloor oak flooring. Double panel radiator with display shelf above. Detailed ceiling with two overhead lights. Turned staircase leads to the first floor with a spindled balustrade. Door reveals the staircase leading to the Basement suite of rooms. Built in cloaks/store cupboard with an automatic light and power point, shelving and hanging rail. White hardwood panelled doors leading off to the ground floor rooms.



CLOAKS/WC

1.88m x 0.94m (6'2 x 3'1)

Modern two piece white suite comprises: Wash hand basin with a cupboard below and offset mixer tap. Semi concealed low level WC with a Gerberit dual flush. Wood effect Porcelanosa tiled floor. Recessed mirrored display. Two inset ceiling spot lights and extractor fan.



STUDY

3.20m x 2.16m (10'6 x 7'1)

Hardwood double glazed window to the side aspect with two top opening lights. Extensive range of built in study furniture with a large desk with drawers below. Glazed display shelving units above and to the side. Further display bookcase. Low level cupboards and drawers to either side of the desk. Corniced ceiling, Wood strip flooring. Door reveals a built in cupboard housing a wall mounted Worcester gas central heating boiler, having an overhead light and drying and airing rails.

DINING ROOM

5.41m x 3.23m (17'9 x 10'7)

Large tastefully presented formal Dining Room. Two hardwood double glazed windows overlook the front elevation, both with side opening lights. Two double panel radiators. Ornate corniced ceiling with an overhead light. Wall light. Amtico wood effect flooring.





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SITTING ROOM

6.53m x 4.95m (21'5 x 16'3)

Impressive principal reception room approached through double opening doors from the Hallway. Decorative corniced ceiling with centre roses and overhead lights. Two double panel radiators. Matching Scandafloor oak flooring. Focal point of the room is a feature fireplace with a polished wood display surround, raised marble hearth and decorative tiled inset with a cast iron grate. Provisions for a wall mounted TV. Wall mounted Bose speakers. Wide square arch leads to the adjoining Sun Room with beautiful garden views beyond.



SUN ROOM

4.80m x 4.39m (15'9 x 14'5)

Well proportioned second family reception room with sliding UPVC triple glazed Weru patio doors overlooking and giving direct access to the south facing rear sun terrace. Pitched ceiling with six Velux triple glazed roof lights, two of which are electric opening with a wall mounted control panel. Scandafloor oak flooring with water filled underfloor heating. Acoustic bi folding glazed doors open and give direct access to the adjoining Day Room.



BREAKFAST KITCHEN

5.41m x 4.37m (17'9 x 14'4)

Impressive family Kitchen by Carl Josef, fitted approximately 8 years ago. Comprising an excellent range of fitted eye and low level cupboards and drawers. Large central Island unit with deep Quartz work tops and a feature raised corner circular breakfast bar. Stainless steel double sink unit with a centre mixer tap and a Zip instant boiling water tap (note: cold function no longer works), set in matching Quartz work tops. Built in appliances comprise: Siemens five ring induction hob to the Island with an illuminated extractor above. Wine fridge. Siemens electric oven and grill. Combination microwave oven and a steam oven, both with warming drawers below. Integrated Siemens dishwasher. Two matching integrated Liebherr fridge/freezers with matching cupboard fronts. Corniced ceiling with a number of inset ceiling spot lights. Porcelanosa tiled floor with water filled underfloor heating. UPVC double glazed outer door with integral blinds leads to the side courtyard and useful bin store area. Square archway to the adjoining Day Room with garden views beyond.



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DAY ROOM

6.58m x 2.29m min (21'7 x 7'6 min)

Delightful family room adjoining the Kitchen and having the bi-folding doors to the Sun Lounge. Triple glazed UPVC window with blinds overlooks the rear gardens with a padded window seat to enjoy the views. Additional triple glazed

opening window to the side aspect. Provisions for a wall mounted TV. Matching tiled floor with water filled underfloor heating. Pitched ceiling and feature lighting. Useful built in store cupboard. Sliding triple glazed patio doors enjoy the south facing garden views and lead directly to the sun terrace.



FIRST FLOOR LANDING

7.34m x 3.51m min (24'1 x 11'6 min)

Spacious and light central landing approached from the previously described staircase with a spindled balustrade. High level double glazed window to the front elevation and three ceiling sun pipes. Inset ceiling spot lights. Single panel radiator. Access to the part boarded loft space via a pull down timber framed ladder and having lighting. Built in cupboard houses two hot water cylinders. Adjoining airing cupboard with pine shelving for linen storage. White panelled doors leading off.



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BEDROOM SUITE ONE

4.75m x 4.29m plus wardrobes (15'7 x 14'1 plus wardrobes)

Superb principal fitted bedroom. Triple glazed UPVC window overlooks the rear of the property boasting panoramic views of Lytham promenade and the Ribble Estuary beyond. Two side opening lights and fitted window blinds. Inset ceiling spot lights. Extensive range of fitted bedroom furniture comprises: Two double wardrobes with an adjoining kneehole dressing table. Drawers and cupboards to either side, matching wall mirror surrounded by three wall lights. Power points incorporating USB sockets. Adjoining provisions for a wall mounted TV. Further bank of matching fitted wardrobes to one wall. Feature central fitted kingsize headboard incorporating power points and USBs and matching bedside cupboards. Double panel radiator to the rear of the headboard with a decorative screen. Additional four drawer unit. Door leads to the En Suite.



EN SUITE SHOWER/WC

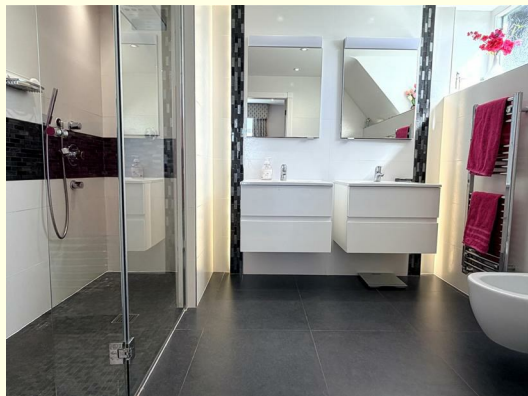
2.95m x 2.39m (9'8 x 7'10)

Beautiful en suite comprising a modern five piece Porcelanosa white suite. Large tiled showering area with a glazed screen, plumbed Hansgrohe rainfall and waterfall overhead shower with an additional hand held shower attachment. Twin wall hung vanity wash hand basins with centre mixer taps, drawers below and illuminated mirrored fronted bathroom cabinets above. Semi concealed low level WC with a Gerberit dual flush and an adjoining bidet completing the suite. Recessed mirrored display. Chrome heated ladder towel rail. Porcelanosa tiled floor with electric underfloor heating if required and Porcelanosa tiled walls. Inset ceiling spot lights and extractor fan. High level hardwood obscure double glazed window to the side elevation with a side opening light and display sill.





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BEDROOM SUITE TWO

4.06m x 3.76m max (13'4 x 12'4 max)

Second tastefully presented en suite double bedroom. Triple glazed UPVC window enjoying the rear views. Two side opening lights and window blinds. Panel radiator with a decorative screen. Door to the En Suite.



EN SUITE SHOWER/WC

2.90m x 1.04m plus shower (9'6 x 3'5 plus shower)

Velux double glazed pivoting roof light. Modern three piece white suite comprises: Shower cubicle with a pivoting glazed door and a plumbed overhead Hansgrohe rainfall and waterfall shower with an additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap and drawer below. Illuminated mirror above. Semi concealed low level WC with a dual Gerberit flush. Three inset ceiling spot lights and extractor fan. Porcelanosa tiled walls and floor with electric underfloor heating. Chrome heated ladder towel rail.



BEDROOM SUITE THREE

4.22m x 3.58m (13'10 x 11'9)

Third good sized en suite double bedroom. Hardwood double glazed window overlooks the front aspect with two side opening lights and fitted roller blind. Double panel radiator. Inset ceiling spot lights. Double doors reveal a large built in store cupboard with shelving. Curtained arch to the En Suite.



EN SUITE SHOWER/WC

2.44m x 1.37m (8' x 4'6)

Large Velux double glazed pivoting roof light to the side elevation with an integral window blind. Three piece white suite comprises: Corner shower cubicle with a Mira 88 shower. Pedestal wash hand basin with splash back tiling. Low level WC. Heated ladder towel rail. Two inset ceiling spot lights.



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BEDROOM FOUR

3.96m x 3.73m (13' x 12'3)

Fourth well fitted double bedroom. UPVC triple glazed window overlooking the south facing rear aspect and the beautiful views. Two side opening lights and window blinds. Double panel radiator. Overhead light. Two fitted double wardrobes. Large corner display dressing table with drawers and cupboards below. Corner display shelving and fitted wall shelf. Oval wall mirror.



BATHROOM/WC

2.79m x 2.13m (9'2 x 7')

Stunning family bathroom comprising a modern four piece Villeroy & Boch suite. Large tiled showering area with glazed screens and a feature central overhead rainfall shower with additional hand held shower attachment. Wide wall hung wash hand basin with a centre mixer tap and drawer below. Illuminated mirror above. Recessed mirrored display shelf. Semi concealed low level WC completes the suite with a dual flush. Porcelanosa tiled walls and floor with electric underfloor heating. Chrome heated ladder towel rail. Ceiling extractor fan. High level hardwood double glazed window to the front elevation.



BASEMENT

Superb Basement comprising a suite of rooms to suit a purchaser's requirements. Approached from a carpeted turned staircase from the main Hallway with a side handrail. Automatic overhead light,

INNER HALL

Ceramic tiled floor. Single panel radiators. Doors lead off and internal door leading to the large Garage.

UTILITY ROOM

2.18m x 2.13m (7'2 x 7')

Useful separate Utility room with a matching tiled floor. Laminate work tops and part tiled walls. Plumbing and space for a washing machine and tumble dryer. Inset stainless steel single drainer sink unit with a centre mixer tap. Eye and low level fitted cupboards. Single panel radiator. Overhead light.

STORE ROOM/CELLAR

Useful store area with power points and lighting

GAMES ROOM

4.04m x 3.81m (13'3 x 12'6)

Ideal as a teenagers Games Room, currently used for additional storage space. Ceramic tiled floor. Single panel radiator. Power points and lighting, Focal point is a stone fireplace with a tiled hearth and display shelf over. Fitted work top with a circular stainless steel sink unit and a centre mixer tap, Fitted splash back tiling. Fitted cupboards and drawers below and to the side with shelving. Door leading to the Office.

OFFICE/HOBBY ROOM

2.59m x 2.39m (8'6 x 7'10)

Previously used as a Home office. With a ceramic tiled floor. Power points and lighting. Telephone/internet points. Double panel radiator. Square arch leading to the WC.



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OFFICE WC

1.68m x 1.52m (5'6 x 5')

Two piece white suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling and mirror above. Chrome heated ladder towel rail. Two inset ceiling spot lights. Note: The shower cubicle remains but has been disconnected.

INTEGRAL GARAGING

10.52m x 5.44m (34'6 x 17'10)

Large Garage which can fit 3-4 cars if needed. Approached through an electric up and over door to the front. Internal door also into the Basement. 7kw electric car charging point. Power and light connected. Handwashing sink with a cold and hot water supply. Two single panel radiators. Wall mounted smart gas meter.

FRONT GARDENS

The Hollies is approached through timed and electrically operated double opening communal gates serving this small number of properties which leads to a very wide communal driveway. A private block paved driveway and courtyard leads off to The Hollies attractive front covered entrance with two external wall lights, mature magnolia and flowering cherry trees. Garden tap and external all weather power points.

There is a deep walled front lawned garden with well stocked well established borders with inset mature trees, including Scots Pine, Sycamore, Oak and White Poplar and a number of fruit trees producing apricots, apples and plums. Greenhouse with power and water connected and garden shed with power.

A matching block paved driveway provides excellent off road parking for a number of cars and the driveway leads down to the lower basement Garaging. External electric smart meter.

To the side of the property there is a useful bin store area and additional garden tap. Steps lead up to a timber framed garden store with power and light connected together with a urinal. Double opening gates give access to the rear gardens.



REAR GARDENS

The Hollies boasts stunning landscaped gardens to the rear with a pathway to the side leading directly down to the promenade wall with a private lockable gate giving direct access. Garden store adjacent with power and light. Garden tap.



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Leading off the rear reception rooms is a beautiful elevated, paved entertaining sun terrace enjoying a sunny south facing aspect, and making the most of the unique outlook. Inset light posts and surround by mature flower and shrub borders. Number of all weather power points. Steps lead down to a central terrace again laid with Indian stone paving and a feature sphere water feature and flag pole. Access to the PV solar panels are located here. The large sweeping lawn leads off and is supported by well established shrub borders.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (8 years old) in the Study serving panel radiators and domestic hot water. The property has two hot water cylinders. There is water filled underfloor heating to the Kitchen, Day Room and Sun Lounge. Two of



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the en suites and main bathroom also have electric underfloor heating.

DOUBLE GLAZING

As previously described the windows have been either double or triple glazed. The windows to the front of the property have hardwood double glazed frames and to the rear elevation the windows have been replaced with Weru triple glazed UPVC units.

NOTES

The property has an external CCTV system installed and full fibre broadband.

The Hollies and has solar hot water and PV 3.875kw panels located in the rear garden with a feed in Tariff for the next 12 years (25 years from November 2011).

TENURE/COUNCIL TAX

The site of the property is currently held Leasehold for the residue term of 999 years subject to an annual ground rent of £100. The Freehold is held by the current owners and could be available to purchase by separate negotiation. Council Tax Band E

LOCATION

The Hollies is a unique family residence built to exacting standards by the present owners in 1992 and has been designed beautifully to take into account the property's location in a conservation area and to compliment the tasteful adjoining period properties. The property truly is a credit to the owners. Occupying an enviable position on Clifton Drive with deep front walled lawned gardens, and sweeping south facing lawned gardens with direct access to Lytham's promenade and sand dunes and boasting panoramic sea views. An internal and external inspection is essential. The property is within easy reach of Lytham town centre together with Lowther Gardens, Granny's Bay and Fairhaven Lake, all within walking distance. There are also a number of local primary and senior schools within a short driving distance together with championship golf courses including Royal Lytham.



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.

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 out their own investigations before contract. Details Prepared April 2026



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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		
	76	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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