



Heysham

£245,000

2 Brambling Drive, Heysham, Morecambe, LA3 2LH

A fantastic opportunity awaits with this beautifully presented four bedroom mid-terrace home, nestled in a highly sought-after Heysham location. 2 Brambling Drive offers modern living with flexible spaces to suit a wide range of buyers, whether you're searching for your next family home, need additional room to grow, or simply want a stylish, turn-key property. With the added benefit of a second reception room that can double as a fourth bedroom, this home is as versatile as it is inviting. EPC Band C.

Quick Overview

- Three Bedroom Mid Terrace House
- Perfect Location for Families
- Modern Kitchen
- Two En-Suite Bathrooms
- Versatile Living Areas
- Easy to Maintain Garden
- Excellent Transport Links
- Close to Local Amenities
- Allocated Parking Space
- Ultrafast Broadband Available*



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4



1



C



Ultrafast
Broadband



Allocated Parking
Space

Property Reference: C2601



Entrance Hall



Kitchen



Kitchen



Living Room

Heysham is a charming coastal village celebrated for its blend of natural beauty, historic landmarks and strong community feel. With stunning cliff-top walks, sandy beaches and views across Morecambe Bay, it offers an exceptional lifestyle for those who enjoy the outdoors. The village boasts a range of amenities, including local shops, cafes, schools and excellent transport links to Lancaster and the wider area. Rich in heritage and surrounded by scenic landscapes, Heysham is a wonderful place to call home; peaceful, welcoming and perfectly positioned for both coastal and countryside living.

Stepping inside, you are greeted by a warm and welcoming entrance hall. To the right sits a convenient downstairs WC, while to the left, a bright and contemporary kitchen awaits. Fitted with wall and base units, integrated appliances, including a four-ring gas hob with extractor, fridge/freezer and oven, and finished with neutral tones and complementary wood-effect cupboards, this kitchen offers a modern yet characterful feel. To the rear, the spacious lounge/dining room provides the first of two adaptable reception spaces. With patio doors opening onto the rear garden, it's an ideal spot for relaxed family living or hosting friends on warm summer evenings.

The first floor offers excellent versatility. Bedroom Two sits at the front, enjoying plenty of natural light from a large window, and benefits from a Jack-and-Jill en-suite accessible from both the bedroom and the landing. A generous double sits to the rear of the property with two large windows, and could also double up as a second sitting room.

The second floor is home to the impressive principal bedroom, positioned at the rear and featuring two large windows, fitted mirrored wardrobes and a private en-suite with shower, basin and WC. Bedroom Three is also a comfortable double. Finally, the family bathroom, fitted with integrated bath, WC and basin.

Externally, the property continues to impress with a low-maintenance rear garden, perfect for alfresco dining, relaxing or entertaining. An allocated parking space is included, with access from the garden gate or via the main road.



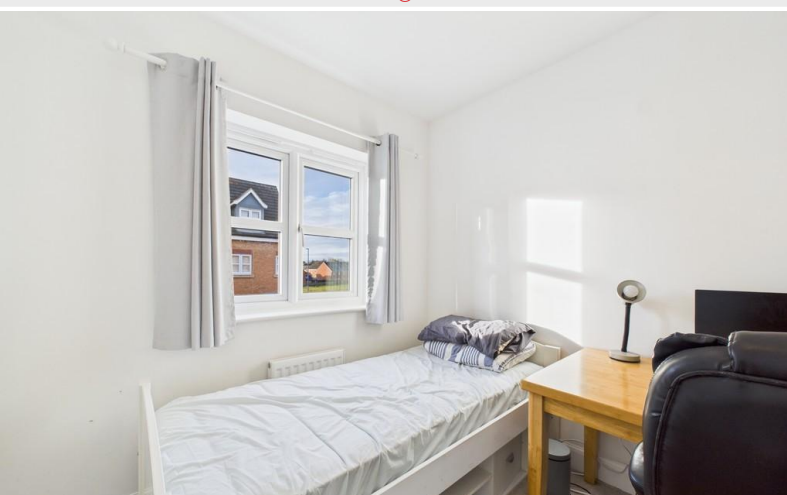
Living Room



First Floor Landing



Second Lounge/Bedroom



Bedroom Two



En-Suite



Bedroom Three

Accommodation (with approximate dimensions)

Entrance Hall 4' 3" x 14' 5" (1.3m x 4.39m)

Downstairs WC 3' 2" x 6' 8" (0.97m x 2.03m)

Kitchen 7' 2" x 12' 9" (2.18m x 3.89m)

Dining Room/Living Area 14' 6" x 11' 2" (4.42m x 3.4m)

Bedroom Four/Second Reception Room 14' 6" x 11' 5" (4.42m x 3.48m)

Bedroom Two 7' 11" x 10' 5" (2.41m x 3.18m)

En-Suite 8' 0" x 3' 9" (2.44m x 1.14m)

Bedroom Three 7' 8" x 9' 6" (2.34m x 2.9m)

Bathroom 6' 7" x 6' 3" (2.01m x 1.91m)

Bedroom One 14' 8" x 12' 7" (4.47m x 3.84m)

En-Suite

Property Information

Tenure Leasehold. Subject to the remainder of a 250 year lease dated the 1st January 2007. Current Ground Rent £150 payable in 2 x £75 installments every 6 months, Maintenance fee £246 per annum which can be paid monthly.

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth Office, turn right onto Market Street and continue toward the traffic lights. At the lights, turn right onto Lancaster Road. Continue through carnforth, and straight on at the roundabout. Continue on A6 through Bolton-Le-Sands, turn right onto Coastal Road and continue straight following signs for Morecambe/Heysham, continuing for approx 6 miles, turn left onto Heysham Mossgate Road, at the roundabout take the second exit, and second exit again at the next roundabout onto Mossgate Park. Finally, take the first left onto Brambling Drive, number 2 is the second one in to the left.

What3Words ///grove.chairs.panting

Viewings Strictly by appointment with Hackney & Leigh.



Bathroom



Bedroom One



Bedroom One



Garden

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

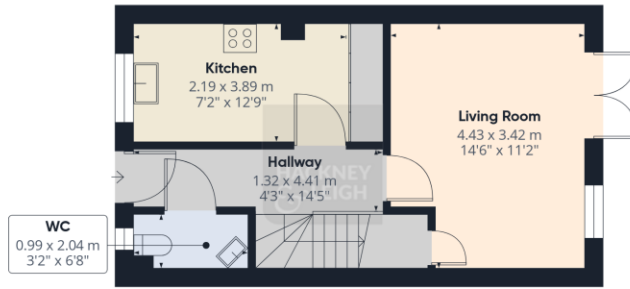


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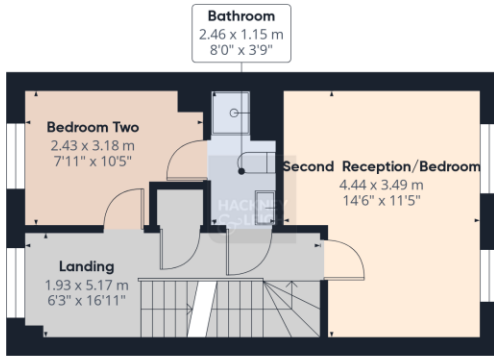


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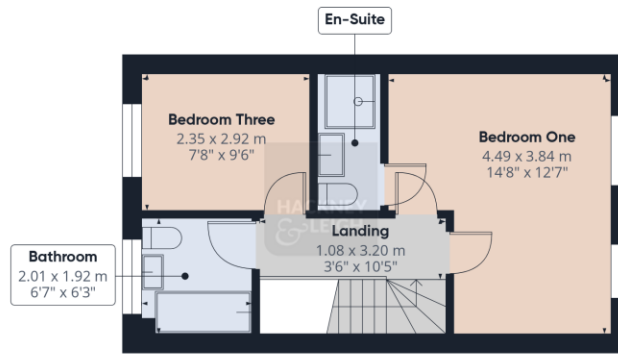
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Floor 0



Floor 1



Floor 2



Approximate total area^m
97.4 m²
1047 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/11/2025.