



Woodlands View

52 Woodlands View, Ansdell. FY8 4EF

Carl Jackson

Helping You Move **The Right Way**





An exceptional luxury apartment in a peaceful Ansdell cul-de-sac, offering refined interiors, effortless living and a prime location, ideal for buyers seeking comfort, style and convenience.

Distinguished second-floor luxury apartment

Elevated position with open field views

Peaceful setting within a prime residential development

Light-filled, well-balanced accommodation

Two generous double bedrooms

En-suite to principal bedroom

Contemporary main bathroom

Spacious living area ideal for entertaining

Modern, well-appointed kitchen

Lift access for ease and convenience

Secure, well-maintained communal areas

Allocated resident parking

Low-maintenance, lock-up-and-leave living

A highly desirable Ansdell address





Set within one of Ansdell's most sought-after residential settings, this exceptional apartment enjoys a peaceful position within a well-maintained and highly regarded development, known for its privacy, security and sense of community.

Ansdell offers a unique village-like lifestyle, combining a quieter pace of living with everyday convenience. A selection of independent cafés, shops and local amenities are all close by while the vibrant centre of Lytham is just a short distance away, offering a wider choice of restaurants, boutiques and coastal attractions.

The beach is also just five minutes away, while the stunning lakeside setting of Fairhaven Lake provides the perfect backdrop for walks, relaxation and outdoor living.

The development itself has been designed to provide a secure and low-maintenance environment, ideal for those seeking a lock-up-and-leave lifestyle without compromise. Lift access, well-kept communal areas and a calm, established setting create a strong sense of ease and reassurance.



Combining comfort, discretion and location, this is a setting that appeals to those who value quality living and long-term peace of mind.

Woodlands View is regarded as one of Ansdell's most desirable developments, where apartments are rarely available and highly valued for their quality, peaceful setting and strong sense of security.

The Seller's View

The lounge has always been the quiet heart of the apartment, a space where comfort and calm come naturally, framed by a sunny outlook across the open playing fields beyond. From morning through to evening, the view brings a gentle sense of openness, with natural light moving effortlessly through the room and creating a warm, inviting atmosphere.

It is a space designed for slowing down. Mornings begin with coffee by the window, watching the day unfold across the greenery, while afternoons are spent in complete comfort, with the peaceful surroundings offering a welcome contrast to busier moments elsewhere. The connection to the fully equipped kitchen enhances everyday living, making the space as practical as it is relaxing.

As the day draws to a close, the lounge becomes a place to unwind, with soft light settling across the fields and a quiet sense of privacy that is increasingly rare to find.

Comfortable and filled with light, it perfectly captures the ease of modern apartment living.

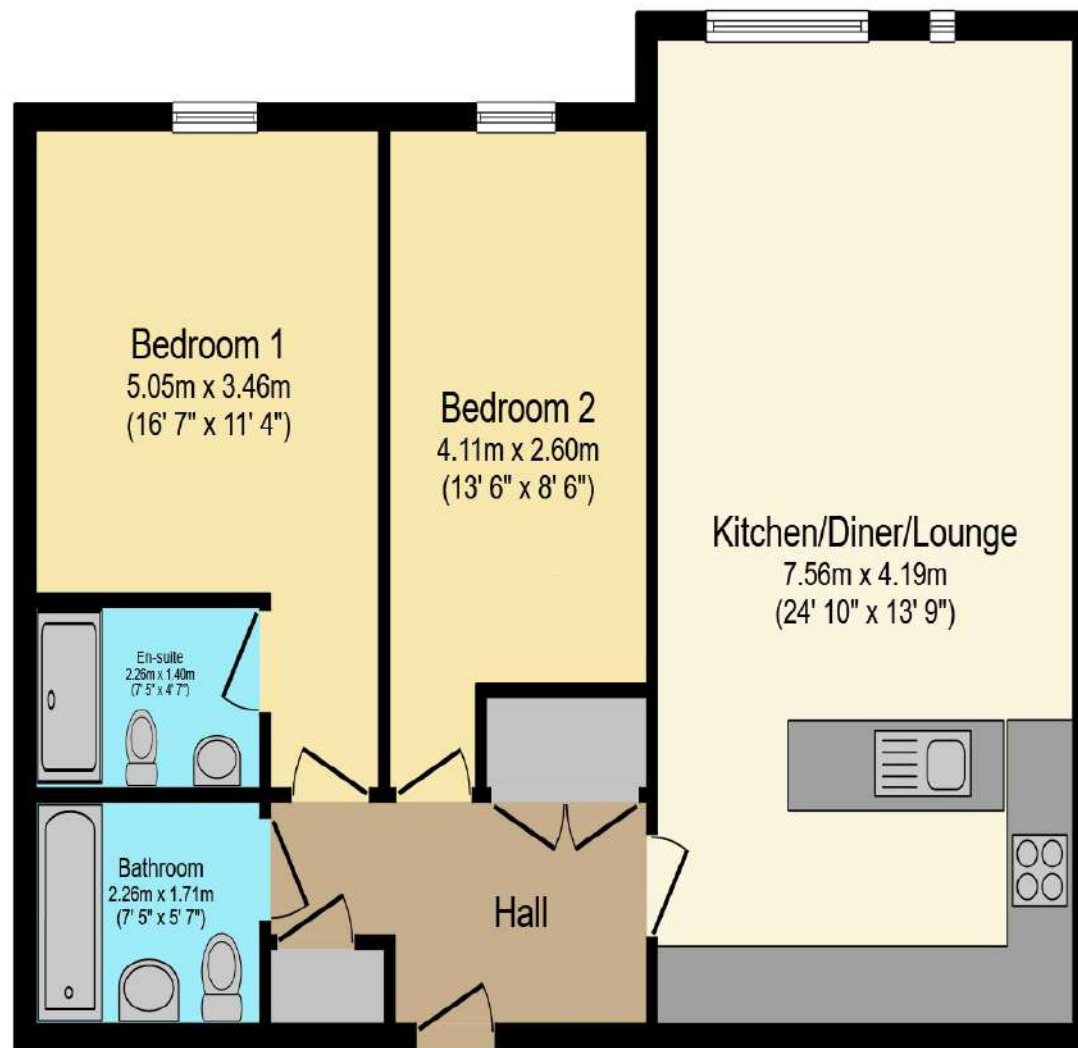


52 Woodlands View
Lytham St. Annes
FY8 4EF

Valid until: 19 March 2031
Property type: Flat
Total floor area: 75 square meters

Energy rating **D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



Floor Plan
Floor area 73.5 sq.m. (791 sq.ft.)

Total floor area: 73.5 sq.m. (791 sq.ft.)

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.Propertybox.io

About The Area

St Annes on Sea

St Annes-on-the-Sea is an elegant and well-established coastal town offering a refined balance of traditional seaside character and contemporary lifestyle.

Known for its graceful promenade, open beaches and relaxed atmosphere, the town appeals particularly to those seeking coastal living with a sense of permanence and ease.

The heart of St Annes provides a strong selection of independent shops, cafés, restaurants and everyday amenities, all arranged around its leafy centre and iconic gardens.

Highly regarded schools, leisure facilities and golf courses further enhance its appeal, while excellent rail and road links connect residents easily to Lytham, Preston and Manchester.

Framed by the coastline yet positioned for convenience, St Annes enjoys close proximity to Lytham, Ansdell, Fairhaven and the wider Fylde Coast.

Above all, St Annes is valued for its understated charm, long-term desirability and enduring quality of life, a place where people settle confidently

Fylde Coast

The Fylde Coast is an elegant stretch of Lancashire coastline, celebrated for its refined seaside towns, expansive sandy beaches and manicured green spaces. Lytham St Annes, Fairhaven and Cleveleys offer coastal walks, stylish cafés and a relaxed yet sophisticated lifestyle, all supported by excellent transport links and year round amenities.



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 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
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"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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