



# SANDHURST AVENUE

57 SANDHURST AVENUE LYTHAM ST ANNES FY8 2EH

**Carl Jackson**  
The **Fylde Coast** Property Expert





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**Sandhurst is perfectly balanced for a downsizer, offering a low-maintenance layout and beautifully finished spaces with nothing left to do. Every room feels calm and considered, creating a home that is effortless to live in and completely ready for its next owner.**

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**Property at a glance**

- Beautifully Presented Bungalow
- Perfect for Downsizees Seeking Low-Maintenance Living
- Two Well Proportioned Bedrooms
- Spacious Lounge & Modern Dining Kitchen
- Private, Low Maintenance Rear Garden
- Quiet Highly Regarded Residential Road
- Short Walk to St Annes Town Centre & Amenities
- Off-Road Parking on Attractive Indian Stone Driveway
- Move-In Ready with Nothing to Update
- Excellent Transport Links to Lytham, Ansdell & Blackpool
- Peaceful Setting with a Real Sense of Privacy
- Ideal Lock-Up-and-Leave Home for Low-Maintenance Living





57 Sandhurst Avenue occupies a peaceful and highly regarded position close to St Annes town centre, offering a rare blend of convenience, comfort and privacy in one beautifully balanced home.

Set on a quiet residential road within walking distance of shops, cafés, green spaces and the seafront, it has long been appreciated for its calm setting and exceptionally easy lifestyle.

The property has been thoughtfully maintained and tastefully improved over the years, creating a true move-in-ready bungalow ideal for downsizers, professionals or those seeking a low-maintenance home without compromising on quality.

Inside, the layout flows naturally, with a welcoming lounge, spacious dining kitchen and two well-proportioned bedrooms, all designed to feel bright, practical and comfortable.

The enclosed rear garden provides a tranquil outdoor space that is both private and easy to care for, complemented by an attractive Indian stone driveway to the front.

Sandhurst Ave represents a rare opportunity to enjoy single-level living in one of St Annes' most desirable pockets.



“Few bungalows are as well balanced. It’s a home that feels effortless the moment you step inside, with a first impression and level of presentation that is hard to beat.”

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## The Seller's View

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“What I loved most about living here is how the garden fills with sunshine throughout the day. It’s always been my favourite place to sit with a morning coffee, read a book or simply enjoy the peace and quiet. The space feels private, gentle and incredibly easy to look after, making it a pleasure all year round.”

“One of the biggest joys of living here has been the location. St Annes town centre is just a short, relaxed walk away, with cafés, shops and all the everyday essentials close at hand. The beach is equally easy to reach, offering a beautiful escape for strolls, fresh air and weekends by the sea.”

“Everything about the area feels as accessible as it is enjoyable, and that’s what has made this home so special to me.”

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## Directions

From St Annes Square, head east along St Annes Road East and continue past the shops and local cafés. Follow the road until you reach the mini roundabout and take the second exit, remaining on St Annes Road East. Continue for a short distance, then turn right onto St David's Road South. Follow the road as it bends gently, and take the next left onto the quiet residential street where 57 Sandhurst is located. The property will be found a short way along on the left-hand side.

## Services

Main water, gas and electric

## Tenure

Leasehold

## Local Authority & Tax Band

Fylde Council  
Town Hall, St Annes Road West,  
Lytham St Annes, FY8 1LW  
www.fylde.gov.uk  
Tel: 01253 658658  
Tax Band – C

## Viewing Arrangements

Viewing strictly by appointment with sole agent  
Carl Jackson 07435 075 866  
carl.jackson@thepropertyexperts.co.uk

## Amenities/Distances

Town Centre: 0.3 miles

Primary Schools: 0.5 miles

Train Station: 1.0 mile

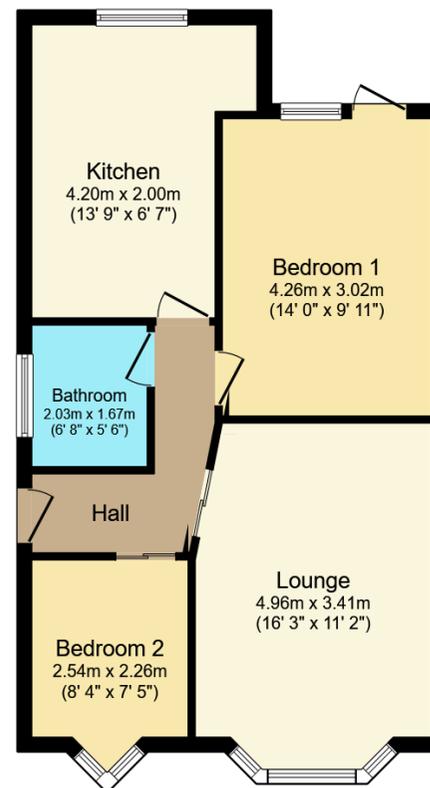
Motorway links (via A585/M55): 3.5 miles

Airport (Blackpool Airport): 5.0 miles

Bus Station: 0.4 miles

University: 5 miles

Hospital: 3 miles



## Floor Plan

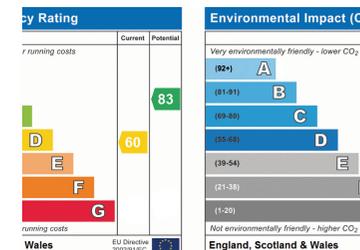
Floor area 56.6 sq.m. (609 sq.ft.)

Total floor area: 56.6 sq.m. (609 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 buyer must rely upon its own inspection(s). Powered by www.Propertybox.in

## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## St Annes on Sea

St Annes-on-Sea is one of the North West's most captivating coastal towns. A place where golden beaches, leafy avenues and a relaxed, sunlit atmosphere come together effortlessly.

Set between wide stretches of shoreline and the calm beauty of Ashton Gardens, it offers a lifestyle that feels both timeless and quietly luxurious. St Annes blends independent shops, stylish cafés, golf courses and a traditional pier with a welcoming community and strong local heritage.

The town has a unique charm, where early-morning beach walks, Sunday coffees in the Square and evenings on the promenade feel like part of everyday life. Its wide streets, open green spaces and beautifully kept gardens give the area a sense of calm that residents love, while the seafront provides year-round appeal.

With its beautiful architecture, gentle pace and strong neighbourhood feel, St Annes-on-Sea continues to be one of Lancashire's most desirable coastal locations — a place people move to for lifestyle, and stay for the quality of life it offers.

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## Fylde Coast

The Fylde Coast is a distinctive stretch of Lancashire's shoreline. It brings together wide sandy beaches, traditional seaside towns, historic villages and tranquil nature reserves. The coastline includes the much-loved resorts of Lytham, St Annes, Cleveleys and Fleetwood, each offering its own charm of promenades, independent shops and coastal cafés. The Wyre Estuary Country Park provides picturesque walking routes with sweeping water views, linking the region's beaches, dunes and wildlife-rich landscape destinations.



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# Carl Jackson

The **Fylde Coast** Property Expert

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## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - 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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