



ESTATE AGENTS • VALUER • AUCTIONEERS



## 193 Forest Drive, Lytham

- Detached Chalet Style House
- Spacious Lounge
- Dining Room/3rd Bedroom & Conservatory Leading Off
- Fitted Kitchen
- Ground Floor Bathroom/WC
- Two 1st Floor Double Bedrooms & Bathroom/WC
- Gardens to the Front & Rear
- Garage & Off Road Parking
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**£369,500**

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



[www.johnardern.com](http://www.johnardern.com)



# 193 Forest Drive, Lytham

## GROUND FLOOR

External wall light.

## HALLWAY

Spacious L shaped hallway approached through a UPVC outer door with inset obscure double glazed panels. UPVC obscure double glazed window to the side elevation provides excellent natural light. Two top opening lights and fitted window blinds. Two single panel radiators. Laminate wood flooring. Three overhead lights. Staircase leads off to the first floor with a side handrail and decorative spindled balustrade. Useful under stair cloaks/store cupboard. Double opening glazed panel doors lead off to the Lounge.

## LOUNGE

**5.08m x 3.25m (16'8 x 10'8)**

Spacious principal reception room with a UPVC double glazed picture window overlooking the front aspect with two side opening lights a deep display sill. Additional UPVC obscure double glazed window to the side elevation provides further excellent natural light. Double panel radiator. Corniced ceiling. Laminate wood effect flooring. Television aerial point. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting an electric coal effect fire.



## KITCHEN

**3.25m x 2.84m (10'8 x 9'4)**

Leading off the central Hall through a glazed panelled door is a well proportioned Kitchen. UPVC double glazed window overlooks the rear garden with two top opening lights and a tiled display sill. Eye and low level cupboards and drawers. Glazed display shelving. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise: Five ring gas hob with an illuminated stainless steel extractor above. Beko electric double oven and grill. New (July 2025) ntegrated fridge/freezer. Hotpoint dishwasher. Inset ceiling spot lights. UPVC outer door with inset obscure double glazed panels leads to the rear garden. Pine panelled door leading to the adjoining Dining Room/Bedroom.



## DINING ROOM/BEDROOM THREE

**4.09m x 3.61m (13'5 x 11'10)**

Spacious second reception room, originally constructed as a third bedroom but could also be used as a Dining Room if required. Laminate wood flooring. Double panel radiator. Corniced ceiling and overhead light. Television aerial point. Telephone/internet point. Sliding UPVC double glazed patio doors leading to the Conservatory.



## CONSERVATORY

**3.71m x 2.18m (12'2 x 7'2)**

UPVC Conservatory with full length double glazed windows overlooking the rear garden. Fitted vertical window blinds. Central sliding patio doors give direct garden access. Wood laminate flooring. Wall light and double 13amp power socket.



## BATHROOM/WC

**2.06m x 1.70m (6'9 x 5'7)**

UPVC obscure double glazed window to the side elevation with a top opening light and a tiled display sill. Three piece white suite comprises: Panelled bath with a centre mixer tap and Mira Sport electric over bath shower. Glazed shower screen. Pedestal wash hand basin. Wall mirror. Wall mounted bathroom cabinet. Low level WC completes the suite. Chrome headed ladder towel rail. Part tiled walls. Four inset ceiling spot lights and wall mounted extractor fan.

# 193 Forest Drive, Lytham



## FIRST FLOOR LANDING

Approached from the previously described staircase. Access to the loft space. Matching pine doors leading off.

## BEDROOM ONE

3.99m x 3.89m (13'1" x 12'9")

Well fitted double bedroom. UPVC double glazed window overlooks the rear aspect with a side opening light and views towards the woodland of the approached to Lytham Hall. Double panel radiator. Access to the roof eaves. Fitted bedroom furniture comprises: Double and two single wardrobes. Matching bedside drawer units. Additional four drawer unit. Overhead light.



## BEDROOM TWO

4.04m x 3.30m (13'3" x 10'10")

Second double bedroom. UPVC double glazed window overlooks the front of the property with a side opening light. Double panel radiator. Overhead light. Roof eaves access. Fitted bedroom furniture comprising a single and two double wardrobes. Matching bedside drawer units.



## BATHROOM/WC

2.36m x 1.68m (7'9" x 5'6")

UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Wood panelled bath with a centre mixer tap, plumbed over bath shower, and a folding glazed shower screen. Pedestal wash hand basin. Glass shelf and wall mirror above. Low level WC completes the suite. Chrome headed ladder towel rail. Part tiled walls. Five inset ceiling spot lights and wall mounted extractor fan. Fitted bathroom cabinet with shelving.

## OUTSIDE

To the front of the property is an open plan garden laid with pre printed concrete for ease of maintenance with a central oval flower bed. A side matching driveway provides off road parking and leads to the Garage.

To the immediate rear is a delightful enclosed landscaped garden with pre printed concrete patio areas and a central lawn with raised side flower and shrub borders. Timber shed. Side matching pathway provides a useful bin store area and has a timber gate leading to the front of the property. External light.



## GARAGE

5.69m x 2.54m (18'8" x 8'4")

Attached brick Garage approached through an electric up and over door. UPVC rear personal door with an inset double glazed panel leads to the rear garden. Adjoining UPVC double glazed window provides

# 193 Forest Drive, Lytham

some natural light. Power and light supplies connected. Gas and electric meters. Wall mounted Worcester gas central heating boiler (2018). Laminate work top with a Hoppoint washing machine below and Hotpoint tumble dryer below.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (fitted June 2018) serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £10. Council Tax Band D

## LOCATION

This attractive two/three bedroomed detached chalet style house is situated in this quite cul de sac end of Forest Drive on this ever popular development known as South Park constructed in the early 1970s, and being within strolling distance of Lytham town centre with its comprehensive shopping facilities and amenities. Other local points of interest nearby include Witch Wood woodland walk, Lytham Hall and Fairhaven Golf Course. Lytham Hall Park Primary School is also within walking distance. An internal viewing is strongly recommended. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Digital Markets, Competition & Consumers Act 2024

John Arden & 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 February 2026

193, Forest Drive, Lytham St Annes, FY8 4QG



Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup> (excluding garage, eaves storage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		80			
		60			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



John Arden & 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.