HOUSECLUB
ESTATE AGENCY

3 The Promenade, Arnside, Carnforth, LA5 0HF

Offers over £160,000

Inside The Home

Entered via its own private entrance, the solid door leads into an inviting Entrance Hall, providing ample space for coats and sandy boots after long walks down Arnside beach. This leads into the main Living Area, which provides ample space for seating, as well as a Dining space perfect for a sizeable dining table. With elevated views across the Kent Estuary towards the Lakeland Fells, sit back in the warmth and comfort of this stylish home, and watch the sunset reflect in the tranquil waters of the Irish sea.

The Kitchen leads off the living area, and is perfect for those who like to entertain as the open plan layout makes this a very sociable home. Fitted with ample storage areas, as well as plumbing for a dishwasher, space for a fridge freezer and integrated cooking facilities. A wooden door provides access to an inner hall, where the vendor has cleverly added plumbing for a washing machine, with space above for a condensing dryer.

At the rear of the property the contemporary walk in shower room and spacious bedroom can be found, providing buyers with a light and airy double bedroom with handy built-in storage cupboards and shelving.

Fully renovated and rewired in 2021, this beautiful home is move in ready and provides a range of buyers with an incredible base, whether its for full time living, holiday use or investment potential.

Let's Take A Closer Look At The Area

Located in an Area of Outstanding Natural Beauty, the seaside village of Arnside offers buyers a plethora of local amenities. The famous 'Arnside Fish & Chip Shop' lies a stones throw away, as well as an excellent convenience store, two local pubs, an excellent new wine bar and a range of local coffee shops. A doctors surgery and pharmacy and a variety of local shops offer buyers a vibrant village community. Excellent transport links can also be found, with Arnside train station less than a 2 minute walk, providing access to the West Coast Mainline, as well as local bus services and the M6 motorway a 15 minute drive away.

Let's Step Outside

A private pathway with steps lead to the front door of this beautiful home, as well as a secure decked courtyard area providing the perfect back drop to sit out and make the most of the spectacular views. With space for potted plants and secure metal fencing. There is also access to the side of the property to shared bins and cellar area.

Services

The property is fitted with gas central heating, and has mains electric, mains water and mains drainage.

Tenure

The property is Leasehold with a balance of 999 years from 3rd May 2024. There is a peppercorn ground rent. There is no service charge or management charge. The property shares the cost of buildings insurance and any external maintenance costs with the apartment above (number 3 paying 30%). The two apartments in the building collectively own the Freehold and deal with the management of it.

Council Tax

This home is Band B under Westmorland and Furness Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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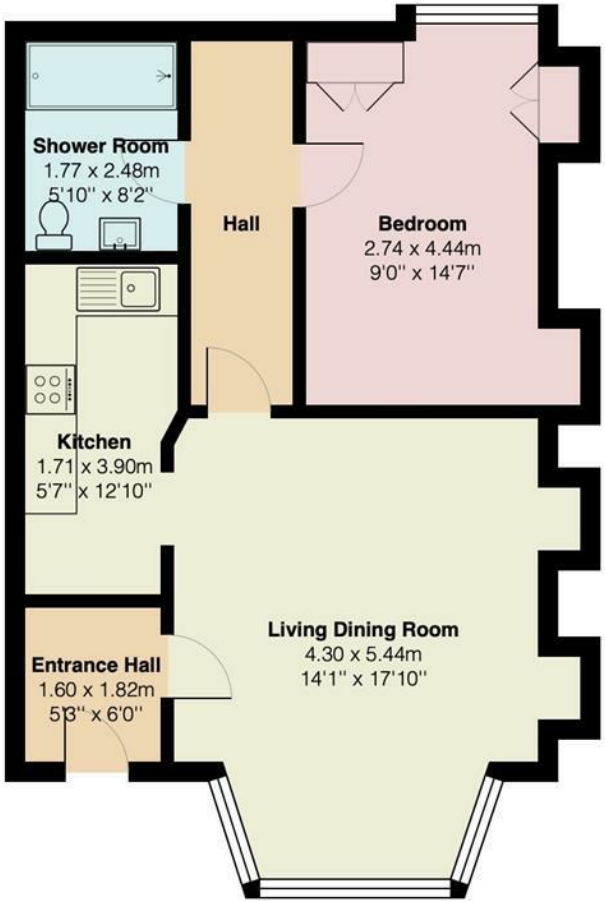

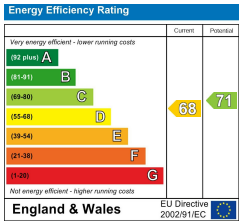

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