



Rowsley Road

49, Rowsley Road, Lytham St. Annes FY8 2NT

Carl Jackson

Helping You Move **The Right Way**



Rowsley Road offers exceptional COASTAL LIVING, just minutes from one of St Annes' finest beaches, combining TURN KEY accommodation, three generous bedrooms, a stunning orangery and a wonderfully sunny SOUTH FACING GARDEN in a peaceful setting.

DETACHED TRUE BUNGALOW

Minutes From One Of ST ANNES' FINEST BEACHES

Beautifully Presented TURN KEY HOME

Impressive THREE LARGE DOUBLE BEDROOMS

Fabulous 21FT DINING ORANGERY

Wonderfully Sunny SOUTH FACING REAR GARDEN

Cosy & Inviting BAY-FRONTED LIVING ROOM

Stylish FOUR-PIECE FAMILY BATHROOM

Spacious & Welcoming BREAKFAST KITCHEN

Approximately 1,400 SQ FT OF ACCOMMODATION

Fantastic Flow Between HOME & GARDEN

Gated Driveway Providing OFF ROAD PARKING

Quiet & Established ST ANNES LOCATION







There is something instantly welcoming about this home. Tucked away on a quiet part of Rowsley Road and just a few minutes from one of the loveliest stretches of beach in St Annes, it feels peaceful, comfortable and incredibly easy to live in.

Inside, everything is beautifully finished and ready to simply move into and enjoy. The living room is wonderfully cosy, the sort of room that feels just right on a winter evening, while the three large bedrooms mean there is plenty of space for family and friends to stay.

The orangery is perhaps the room that really makes the home. Filled with natural light and looking out over the garden, it is somewhere you can imagine spending much of your time, breakfast in the morning, family around the table or simply sitting with the doors open on a sunny afternoon.

And then there is the south-facing garden. Private, sunny and made to be enjoyed, it gives the whole home that relaxed indoor-outdoor feeling.



With the beach so close, this is a home where everyday life can feel a little like a holiday.

“Rowsley Road offers that rare combination of peaceful coastal living and everyday convenience, where the beach is moments away and life at home feels wonderfully private, relaxed and unhurried.”

The Seller's View

"The orangery has always been one of our favourite parts of the home. It's such a bright, welcoming space and, when the sun is shining and the doors are open onto the garden, the inside and outside seem to become one. It gives the whole house a lovely sense of space and makes everyday life feel that little bit more relaxed.

The garden enjoys the sunshine for much of the day, so during the warmer months we naturally spend a lot of time moving between the two. Morning coffee, lunch in the sunshine or having family and friends around all feel special here.

Even when the weather is cooler, you can sit in the orangery and still feel connected to the garden. We've loved how light and sociable it makes the home feel throughout the year. It's a place where we've spent so many happy, unhurried moments together at home.

It is probably the room that best captures how we have lived here, bringing the garden, sunshine and home together in a way that has always felt relaxed and natural."





49 Rowsley Road
Lytham St. Annes
FY8 2NT

Energy rating

D

Valid until: 6 June 2029

Property type: Bungalow

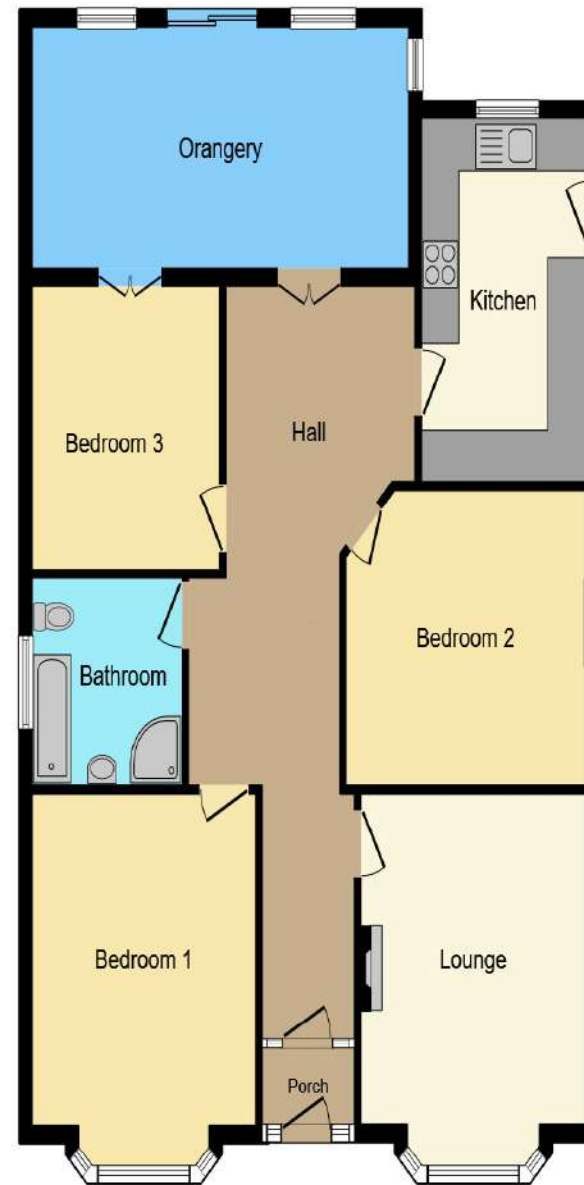
Total floor area: 130 square meters

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



Floor Plan

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.





Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** help you move the right way.

- » 7 days a week. Evenings. Weekends. I work when buyers are looking
- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
- » Marketing that stops the scroll — not average, not forgettable
- » I don't wait for buyers. I go and find them
- » I create urgency that pushes your price higher
- » Straight-talking advice. No overpricing. No false promises
- » I prepare your home before every viewing — detail wins deals
- » One point of contact. Start to finish. No being passed around
- » I treat your sale like my own — Results matter!

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Carl Jackson

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07435 075866



www.jacksonsestates.co.uk



carl@jacksonsestates.co.uk

