



Woodlands View

52 Woodlands View, Ansdell. FY8 4EF

Carl Jackson

Helping You Move **The Right Way**





Woodlands View offers comfortable apartment living in the heart of Ansdell, combining bright, spacious accommodation with lift access and allocated parking, close to independent shops, welcoming cafés and the coastal walks around Fairhaven Lake and the beach.

Beautifully presented TWO-BEDROOM apartment

Desirable ANSDELL location

Convenient LIFT ACCESS

Bright and spacious LOUNGE

Open outlook across PLAYING FIELDS

Space for DINING and entertaining

TWO generous double bedrooms

Principal bedroom with EN-SUITE

Separate MAIN BATHROOM

Modern kitchen with INTEGRATED APPLIANCES

ALLOCATED resident parking

Well-maintained COMMUNAL AREAS

Close to independent SHOPS and CAFÉS

Within easy reach of FAIRHAVEN LAKE and the BEACH





This beautifully presented apartment is set within Woodlands View, an established residential development in Ansdell, offering bright, generous accommodation and a convenient location close to village shops, cafés and the coast. Well maintained communal areas create a welcoming arrival with lift access adding everyday convenience. Inside, the apartment has a calm, neutral finish that provides an inviting backdrop for furniture and personal touches.

The spacious lounge is the heart of the home, enjoying natural light and an open outlook across the playing fields. There is room for comfortable seating and a dining table, creating a sociable setting for visiting friends or simply relaxing with a morning coffee. The modern fitted kitchen offers useful storage, practical worktop space and integrated appliances, keeping everything within easy reach.

Two well-proportioned double bedrooms provide flexibility for guests, hobbies or working from home. The principal bedroom benefits from an en-suite, complemented by a separate main bathroom.



Allocated parking adds convenience, while the apartment's manageable layout will particularly appeal to buyers seeking a simpler lifestyle with space to feel comfortable. Ansdell's independent shops and cafés are close by,

“Woodlands View combines the comfort of a spacious apartment with the convenience of life in Ansdell, where shops, cafés and coastal walks are close by, and lift access and allocated parking make everyday living easier.”

The Seller's View

"The apartment has been a lovely place to call home, with bright, spacious rooms and a layout that makes everyday living comfortable. There's room to relax and welcome family and friends, while two bathrooms make having guests stay especially convenient.

The views over the local rugby club bring life to the outlook. Watching people gather and matches take place creates a connection with the neighbourhood and a real sense of belonging in this welcoming part of Ansdell.

That community feel is something I particularly appreciate. Visiting the local shops, stopping for a coffee and seeing familiar faces makes everyday life feel friendly and sociable. It's easy to feel part of the area and enjoy everything nearby.

The lift and allocated parking make coming and going easy, while nearby shops and cafés are handy for everyday essentials or meeting friends.

With Fairhaven Lake and the coast close by, the apartment offers a wonderful balance of comfort, convenience and community."





52 Woodlands View
Lytham St. Anne's
FY8 4EF

Energy rating:

D

Valid until: 13 March 2025

Property type: Flat

Total floor area: 73.5 square metres

Energy Efficiency Rating

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



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), open up 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.

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- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
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- » I don't wait for buyers. I go and find them
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