



Beach Street, Lytham

£595,000



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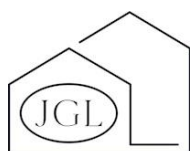
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EPC rating: TBC

Tenure: Freehold

- Beach Street
- Victorian Town House
- 2 Reception Rooms

- Lytham Town Centre
- 5 Double Bedrooms
- Courtyard Garden



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Description

Situated in a prime position on Beach Street, just moments from Lytham Green and the heart of the town centre, this elegant five-bedroom Victorian townhouse offers generous and beautifully proportioned accommodation arranged over three floors.

Rich in period character, the property features two inviting reception rooms, complemented by a well-appointed kitchen, separate utility room and cloakroom. The first floor hosts a superb principal double bedroom with en-suite shower room, alongside two further spacious double bedrooms. The second floor provides two additional double bedrooms and a family bathroom, making the home ideal for larger families or those seeking flexible living space.

Externally, the property benefits from a private courtyard garden, perfect for outdoor dining, with pedestrian access to Livsey Street.

A wonderful opportunity to acquire a charming period home in one of Lytham's most sought-after locations.

Photographs



Situation

Situated in a prime location on Beach St, just metres from Lytham Green and the Town Centre, a 5 bedroom terraced town house.

RH Lounge

A good size lounge, with herringbone wooden floor, double glazed window overlooking the front of the property, feature fireplace, wall mounted radiator, ceiling light plug and aerial sockets.
3.5m x 5.47m (11'6" x 17'11")

Kitchen

Modern fitted kitchen with wall and floor units, integrated appliances including dishwasher, fridge freezer, washing machine, electric oven and gas hob. Double glazed window overlooking the rear garden and back door.
4.26m x 3.93m (14'0" x 12'11")

Utility Room

With washing machine.
1.08m x 1.95m (3'6" x 6'5")

Master Bedroom

A good size double bedroom, carpeted with double glazed window with shutters overlooking the front of the property. Fitted wardrobes, wall mounted radiator, ceiling light and plug sockets.
2.94m x 5.56m (9'7" x 18'2")

Bedroom 2

A good size double bedroom, carpeted with double glazed window overlooking the garden. Feature fireplace, wall mounted radiator, ceiling light and plug sockets.
3.56m x 4.54m (11'8" x 14'11")

Entrance Hall

Accessed from the front of the property, the front door opens onto a hallway with tiled floor, wall mounted radiator, ceiling light and doors to the lounge, kitchen and stairs to the first floor.

LH Lounge

A good size lounge, with herringbone wooden floor, double glazed window overlooking the front of the property, feature fireplace, wall mounted radiator, ceiling light plug and aerial sockets.
3.54m x 4.57m (11'7" x 15'0")

W.C

A ground floor w.c with obscured glass double glazed window, vinyl flooring, w.c, hand basin, mirror and radiator.
1.86m x 1.33m (6'1" x 4'5")

Back Bedroom 3

A good size double bedroom, carpeted with double glazed windows with shutters overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.
3.18m x 4.29m (10'5" x 14'1")

En Suite Shower Room

Accessed off the master bedroom an en suite shower room with tiled floor and walls, glass shower cubicle, w.c, hand basin and wall mounted radiator.
1.31m x 2.78m (4'4" x 9'1")

2nd Floor Bedroom 4

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.
3.58m x 4.41m (11'8" x 14'6")

Rooms

2nd Floor Bedroom 5

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

3.54m x 4.52m (11'7" x 14'10")

2nd Floor Bathroom

Accessed off the landing with tiled floor, roll top bath tub, separate double shower cubicle with power shower, w.c, hand basin with mirror above, heated towel radiator.

3.31m x 3.08m (10'11" x 10'1")

Exterior

Accessed off the kitchen a small private courtyard garden.

Parking

On Road Parking

EPC

EPC Band D

Council Tax Band

Council Tax Band E

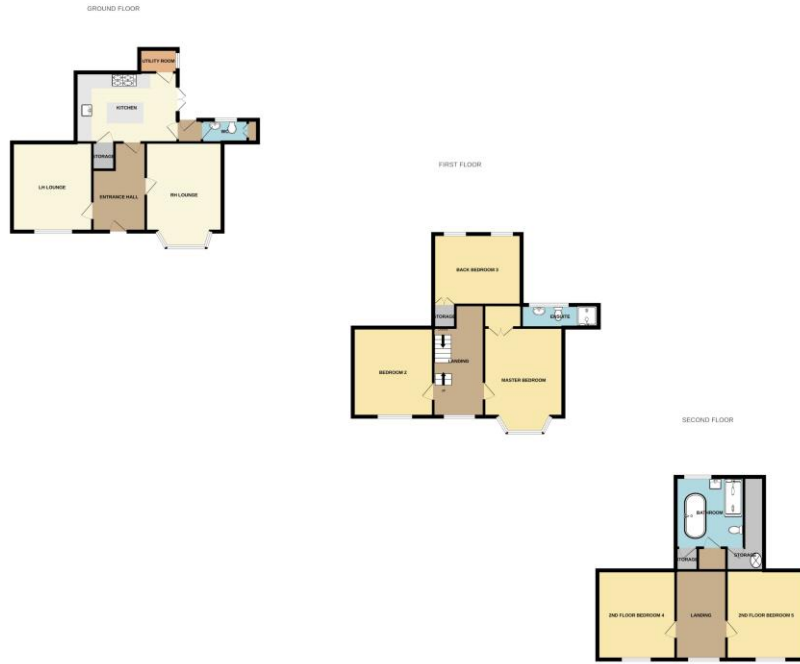
Tenure

Freehold

More photographs



Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Map

