



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

15 Heathcliffe Court - Arnside





Features

- Spectacular penthouse apartment with wonderful elevated views
- Immaculately presented throughout
- Recently renovated to a high standard
- Three bedrooms and two bathrooms
- Beautiful communal gardens to enjoy and relax in
- Offered with no onward chain

An exceptional opportunity to acquire a high-specification penthouse apartment in Arnside, boasting impressive elevated views across the estuary towards the distant Lakeland fells, with Arnside Knott providing a striking backdrop to the opposite side. Recently renovated to an excellent standard and immaculately presented throughout, this stunning home offers both style and comfort in equal measure. The accommodation includes three well-proportioned bedrooms, two contemporary bathrooms, and a beautifully appointed kitchen that opens into a generous

dining area - perfect for everyday living and entertaining. The spacious dual-aspect living room provides far-reaching views and an abundance of natural light, creating a wonderfully relaxing environment. There is an abundance of fitted storage throughout, enhancing practicality and everyday convenience. Further benefits include a private, gated underground garage, access to beautifully maintained communal gardens, and the added advantage of no onward chain. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a

variety of amenities including: the famous 'Arnside Chip Shop'- 2 grocery stores - one being a few minutes walk away- a doctors surgery- pharmacy- a primary school- 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster-Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies- play groups- crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.



Entrance hall - A bright and welcoming entrance hallway that flows seamlessly into the adjoining internal corridors that lead to the main accommodation. A Velux window fills the space with natural light, while a useful store room provides ample space for coats, shoes, and household essentials, and also houses the boiler.

Living room - A striking room with genuine wow factor, enhanced by beautiful dual-aspect, elevated views stretching across the estuary and beyond. The clean, modern design complete with mood lighting creates a calm and spacious environment with plenty of room to sit back and unwind. A sleek built-in media wall can be found to one end of the room, while two window seats provide the perfect spot to relax and take in the enviable outlook.

Kitchen - With its vaulted ceiling and a stylish combination of pastel-blue and wood handleless units, this kitchen feels both contemporary and inviting. Quartz worksurfaces and a full suite of integrated appliances—including two ovens, an induction hob with extractor above, fridge, freezer and dishwasher—create a highly functional space. Dual-aspect views flood the room with natural light, and the open connection to the dining room forms an ideal setting for relaxed meals and sociable entertaining.

Dining room - A superb space open to the kitchen, offering plenty of room for dining and entertaining. The vaulted ceiling, complemented by a Velux window, enhances the sense of light and height, creating an inviting and sociable setting.





Bedroom 1 - A fabulous master bedroom featuring a striking vaulted ceiling and elevated, far-reaching views through the apex windows towards the estuary. A well-planned range of grey fitted furniture provides ample storage, ensuring everything has its place.

Bedroom 2 - A charming double bedroom enjoying attractive views stretching out towards the estuary. A range of fitted wardrobes and shelving completes the room, providing practical and well-designed storage.

Bedroom 3/ study - A cleverly designed room that maximises the available space, currently arranged as a home office. It enjoys lovely views through the feature apex window, while a range of smart built-in furniture—including cupboards, shelving and a desk - creates a highly practical and well-organised environment.

Main hallway - Benefitting from a full wall and a half of fitted storage concealed behind sliding mirrored doors, along with additional shelving to one end, this area is naturally bright and makes excellent use of the available space.

Bathroom - A sleek, modern bathroom featuring a bath, concealed-cistern WC and a hand basin set within a vanity unit offering practical storage. Built-in alcoves and a cupboard provide additional space for essentials, while a heated towel rail adds comfort. The fresh grey wall tiling completes the contemporary look.



Shower room - Echoing the style of the main bathroom, this contemporary shower room features a generous walk-in enclosure with a mains-fed rainfall shower and separate handheld attachment, complemented by a built-in alcove for toiletries. A concealed-cistern WC and a hand basin set within a vanity unit provide sleek, practical storage, while a heated towel rail adds welcome warmth and comfort.

Externally

The property benefits from an allocated parking space within a private, secure underground garage, complete with a personal storage cupboard. The garage is gated for enhanced security and can also be accessed via the internal staircase for added convenience. Residents can enjoy the beautifully landscaped communal gardens, thoughtfully planted and carefully maintained to offer year-round colour and interest. There is ample space throughout the grounds to unwind, socialise, or simply relax in a peaceful setting.



Useful Information

Property built - 1992.

Council tax band - F (Westmorland and Furness Council).

Tenure - Leasehold

- Start of lease: 15/11/1994

- Service charge per annum: £4015

- Length of lease 999 years

- Included in the service charge cost: water rates, external and communal decorating, communal area lighting, window cleaning, gardening, building maintenance, cleaning of communal areas, buildings insurance, fire alarm maintenance, building management fees.

There are 16 apartments and all owners are members of the management company.

Heating - gas central heating (boiler installed 2024).

Drainage - Mains.

What3Words location: ///recount.tactical.adapt.



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Approximate total area⁽¹⁾

137.5 m²
1480 ft²

Reduced headroom

13.2 m²
142 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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