78.9 sq.m. (849 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

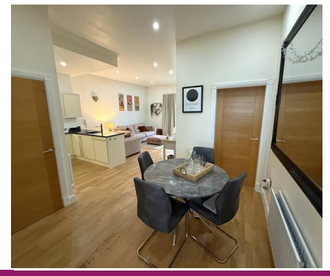


CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2RN

ASKING PRICE £265,000

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT SET IN A PRIME LOCATION JUST A SHORT WALK TO THE BEACH AND CLOSE TO TRANSPORT LINKS - OFFERED WITH NO CHAIN
- OPEN PLAN LOUNGE/DINING KITCHEN - CONTEMPORARY BATHROOM - TWO BEDROOMS WITH MODERN EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- OWN PRIVATE ENTRANCE - SPACIOUS VERANDA - ALLOCATED PARKING SPACE - STORAGE UNIT - COMMUNAL GARDENS
- THIS SECURELY GATED COMPLEX ALSO HAS ACCESS TO A PRIVATE AREA ON THE DUNES

2 2 1 1 0














Entrance
Entered via your own private entrance door with opaque glass panels, leads into:

Entrance Hall
Cupboard housing hot water system and cylinder, radiator, laminate flooring, doors lead to the following rooms:

Bathroom
9'02 x 7'02
UPVC double glazed opaque window to the front, three piece contemporary suite comprising of: WC, vanity wash handbasin with a cupboard underneath, bath with television inset into tiling and speakers above, shaver point, double radiator, tiled splashbacks, tiled flooring, recessed spotlights, extractor fan.

Open Plan Lounge
14'7 x 13'04
UPVC double glazed French doors to the rear leading out to the spacious veranda with views of the sand dunes, intercom, radiator, laminate flooring, television and telephone points, recessed spotlights.

Open Plan Dining Kitchen
19'05 x 10'04
Storage cupboard housing the consumer unit, range of modern wall and base units with laminate work surfaces and inset stainless steel sink, integrated appliances include: four ring electric hob with overhead extractor fan and stainless steel splashback, electric oven, separate grill, fridge and freezer, washing machine, under unit lighting, two radiators, space for dining table and chairs, laminate flooring, recessed spotlights, doors lead to the following rooms:

Principle Bedroom
14'03 x 11'05
UPVC double glazed French doors to the rear leading out to the spacious veranda with views of the sand dunes, double radiator, laminate flooring, door leads to:

En-Suite
8'02 x 5'04
Three piece contemporary suite comprising of: WC, vanity wash handbasin with a drawer underneath, large walk-in shower cubicle with waterfall shower, shaver point, tiled splashbacks, tiled flooring, radiator, recessed spotlights, extractor fan.

Bedroom Two
11'04 x 9'07
UPVC double glazed window to the front, laminate flooring, radiator.

Outside
Dune Point is approached via a secure electric gated entrance with an entry phone system, providing both privacy and peace of mind. The property benefits from an allocated parking space directly outside the entrance, along with plentiful visitor parking. An excellent-sized external storage unit is also included.

To the rear, a spacious Indian sandstone-paved veranda provides an ideal setting for outdoor furniture and entertaining, overlooking well-maintained communal lawned gardens and sand dunes.

Secure gated access from the development leads onto a private pathway winding through the sand dunes and directly onto the beach. With breathtaking coastal views and the beach right on the doorstep, this is a truly exceptional setting.

Other Details
Tenure: Leasehold
Number of years left on the lease: 979
Maintenance Charge: £2,521.78 per annum which covers buildings insurance, garden maintenance, ground rent and building maintenance.
Council Tax Band: D
EPC rating: D

