



The Boulevard

25, The Boulevard, Lytham St. Annes FY8 1EH

Carl Jackson
Helping You Move **The Right Way**



The Boulevard is a quiet, wide and well established residential road, ideally positioned close to the beach and seafront, with both Lytham and St Annes, schools, transport links and championship golf all within easy reach.

SIX-BEDROOM family home

Substantial SEMI-DETACHED property

Renovated to a HIGH STANDARD

Arranged over THREE FLOORS

TWO NEWLY CREATED BEDROOMS

TWO FAMILY BATHROOMS

Beautiful ORIGINAL FEATURES

Stylish CONTEMPORARY FINISHES

Generous FAMILY LIVING SPACE

Excellent TURN-KEY CONDITION

Prestigious BOULEVARD address

Quiet, WIDE RESIDENTIAL ROAD

Close to LYTHAM AND ST ANNES

Moments from the BEACH AND SEAFRONT





This impressive six bedroom semi-detached home occupies a position on The Boulevard, one of Lytham St Annes' quietest and best established residential roads, close to the beach and within easy reach of both Lytham and St Annes.

The property has been extensively renovated to a high standard, with an additional floor created to provide two further bedrooms and a bathroom. Still retaining the high ceilings, generous proportions and original architectural details that give period homes their distinctive character.

At the heart of the property is the exceptionally spacious kitchen, designed to accommodate cooking, dining and family life without the room feeling crowded. Its scale makes it equally suited to relaxed mornings, busy family routines and entertaining groups of friends and relatives.



Quality fixtures and fittings have been selected throughout, complementing the character of the house while introducing a refined contemporary finish. The accommodation extends across three floors, creating an excellent balance between sociable living space, private bedrooms and practical family flexibility.

This is a substantial, turn-key home offering the space required by a growing family, together with the warmth, elegance and individuality of a beautifully renovated period property.

"The Boulevard remains one of Lytham St Annes' most distinguished addresses, where substantial period homes, coastal proximity and a quiet, established setting combine to create an enduring sense of prestige."

The Seller's View

"We have always been impressed by the sense of space and character this home provides. From the generous rooms and high ceilings to the original features, it has always felt substantial, welcoming and perfect for family life.

As our family grew, the house grew with us. Adding the extra floor created two further bedrooms and another bathroom, giving everyone their own space without compromising the character we fell in love with. Even with family and friends visiting, the home has never felt crowded.

Some of our happiest memories are of beach days together, family time in the garden and evenings spent around the rear entertaining area. It has been a wonderful home for celebrations, barbecues and relaxed weekends with the people closest to us.

Having schools nearby and both Lytham and St Annes within easy reach has made everyday life convenient. It is rare to find a home offering this much flexibility, character and space in such a well connected coastal location."



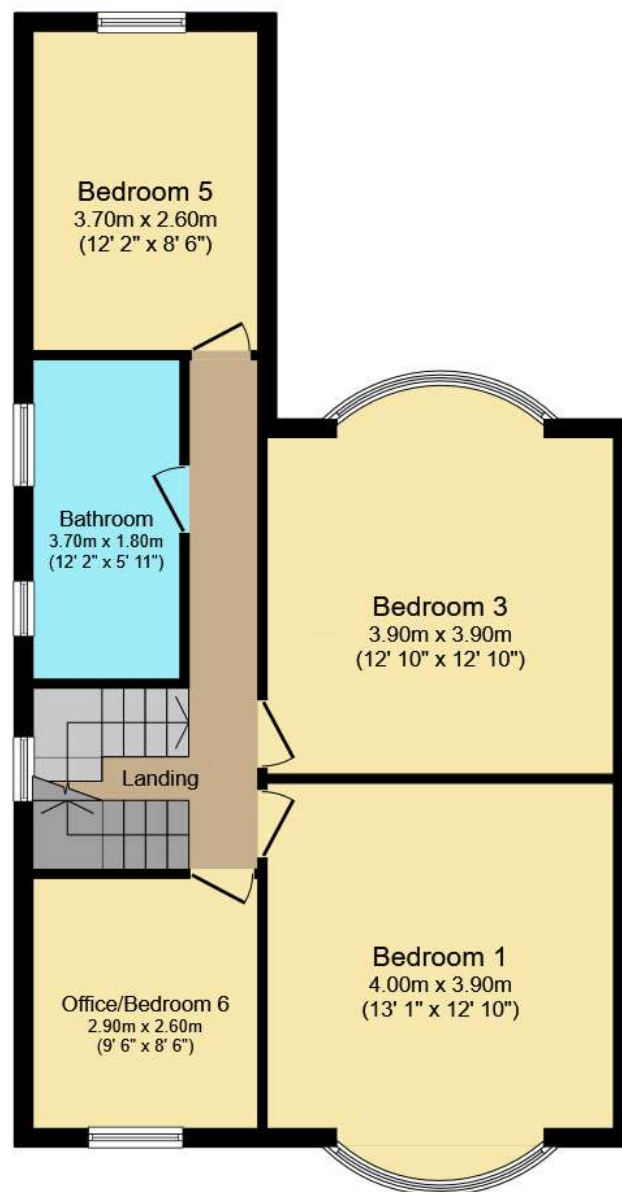




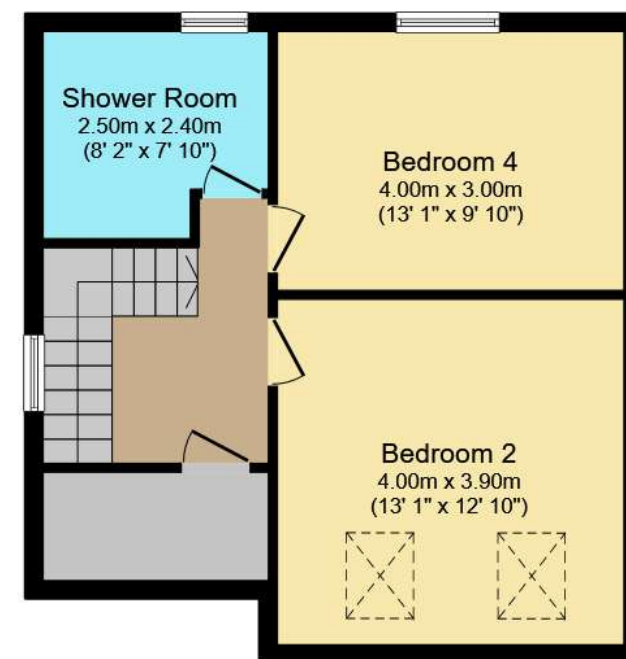




Ground Floor



First Floor



Second Floor

Total floor area: 181.6 sq.m. (1,955 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), 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** to 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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