



# FERNYHALGH

100 CLIFTON DRIVE LYTHAM ST ANNES FY8 1AS

**Carl Jackson**  
The **Fylde Coast** Property Expert

 **The  
Property  
Experts**



**Set on one of Lytham St Annes' most desirable roads, 100 Clifton Drive is a rare opportunity to own a substantial home of real distinction. Immaculately presented throughout, it combines generous proportions, refined finishes and a location that truly defines coastal living.**

#### Property at a glance

Prestigious Clifton Drive Location near Fairhaven Lake

- 3 Bedrooms / 2 Bathrooms / 2 Large Reception Rooms
- Significantly Extended Detached Dormer Bungalow
- Bright L-Shaped Dining Lounge & Modern Fitted Kitchen
- Two Garages & Private Electric-Gated Driveway
- Large South-Facing Garden with Sun Room & Conservatory
- Flexible Layout Ideal for Families or Downsizers
- Peaceful Plot with Scope for Further Development (STPP)
- EPC Rating – D

**3 2 2**





100 Clifton Drive is one of Lytham St Annes' most impressive and beautifully appointed coastal homes — an exceptional detached residence that blends classic character with modern elegance. Nestled just moments from Fairhaven Lake and the golden sands of the seafront, the property sits proudly on a generous private plot, surrounded by mature gardens and accessed via a long sweeping driveway with parking for multiple vehicles.

Set away from the road for complete privacy, this substantial home offers light, space and flexibility throughout. The accommodation has been significantly extended and modernised to create a superb layout for modern family living, while still retaining the charm and warmth that make Clifton Drive one of the area's most desirable addresses.

Inside, every room feels bright, balanced and beautifully finished. The L-shaped dining lounge provides the perfect space for entertaining, complemented by a modern fitted kitchen, sun room and bright conservatory opening onto the south-facing garden.

Outside, the mature gardens surround the home on all sides, creating a tranquil and private retreat just moments from the sea. With two garages, electric gates, and ample space for further development if desired (STPP), 100 Clifton Drive stands as a rare opportunity to own a truly special home in one of Lytham St Annes' most sought-after locations — perfectly placed between the coast, the lake, and the lifestyle this area is famous for.

**“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”**

## The Seller's View

"This has been our family home for many wonderful years, and it's a place filled with memories. We've loved how spacious and bright it feels, with every room opening towards the garden and the light that fills the house all day.

It's been perfect for family life and entertaining, with space for everyone to come together but also plenty of quiet corners to relax.

We've enjoyed summer evenings with the doors open to the garden, and cosy winters around the fire. It's a house that always feels welcoming, whether it's full of people or just the two of us.

We'll miss it deeply, but it's time for someone new to make their own memories here and love it as much as we have."



**"Our favorite room – The Kitchen"**

## Directions

Heading west on the A584 towards Lytham St Annes, continue along Clifton Drive as you pass Fairhaven Lake on your right-hand side. Follow the road for approximately half a mile, passing Fairhaven Golf Club. 100 Clifton Drive is located on the left-hand side, set back from the road behind electric gates. The property is accessed via a long private driveway with clear signage at the entrance. Ample parking is available on the driveway and within the double garages.

## Services

Main water, gas and electric

## Tenure

Leasehold - 999 year lease  
Ground rent - £22.50 per year

## Local Authority & Tax Band

Local Authority: Fylde Borough Council  
Address: Town Hall, St Annes Road West,  
Lytham St Annes, FY8 1LW  
Website: [www.fylde.gov.uk](http://www.fylde.gov.uk)  
Telephone: 01253 658658  
Council Tax Band: F

## Viewing Arrangements

Viewing strictly by appointment with sole agent  
Carl Jackson 07435 075 866  
[carljackson@thepropertyexperts.co.uk](mailto:carljackson@thepropertyexperts.co.uk)

## Amenities/Distances

Town Centre: Ansdell Village

Primary Schools: 0.6 miles

Train Station: 0.7 miles

Motorway Links: 5.2 miles (M55 Junction 4)

Airport: 2.8 miles (Blackpool Airport)

Nearest Towns: Lytham 2.0 miles | Blackpool 5.0

miles | Kirkham 7.5 miles

University: 5.5 miles

Hospital: 4.6 miles (Blackpool Victoria Hospital)



# About the Area

## Why Clifton Drive?

Ansdell and Fairhaven are two of the Fylde Coast's most desirable areas, offering a rare blend of village charm and coastal beauty.

Nestled between Lytham and St Annes, the area enjoys the best of both worlds — a strong community atmosphere and the open space and tranquillity of the sea and lake.

At the heart of Fairhaven lies its famous lake and promenade, a local landmark where families stroll, sailors take to the water, and birdwatchers enjoy the peaceful surroundings.

Ansdell Village, just moments away, is full of independent shops, cafés and local amenities, giving it a warm, neighbourhood feel.

Surrounded by Fairhaven Golf Club, excellent schools and leafy residential roads, it's easy to see why homes here are so highly sought after.

The combination of coastal living, community spirit and convenience makes Ansdell and Fairhaven one of Lytham St Annes' most enduringly popular locations.

## Fylde Coast

The Fylde Coast is a beautiful stretch of Lancashire's shoreline, home to Lytham, Ansdell, Fairhaven and St Annes.

With golden beaches, leafy parks and a friendly community feel, it blends relaxed coastal living with easy access to shops, schools and countryside.

One of the North West's most desirable places to live.



# Carl Jackson

The Fylde Coast Property Expert

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## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
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- Dealing with a limited number of clients to give you a more personal service
- An expert in marketing to provide the widest exposure to potential buyers
- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

*“Working with Carl was an exceptional experience from start to finish. From our very first conversation, it was clear that Carl genuinely cared about understanding my needs and delivering the best possible outcome. His attention to detail, deep knowledge, and unwavering commitment made the entire process feel effortless. What truly stood out was his ability to listen, advise with clarity, and follow through on every promise with professionalism and integrity. Carl not only met my expectations—he exceeded them. I wouldn’t hesitate to work with him again or to recommend him to others.”*



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