



## West Cliff, Preston, Lancashire, PR1 8HU

- SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT
- SET IN STUNNING CONVERTED GRADE II LISTED BUILDING WITH ORIGINAL FEATURES
- OPEN PLAN LIVING DINING KITCHEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND ISLAND
- TWO DOUBLE BEDROOMS - BOTH ENSUITE
- LOCATED ON QUIET LEAFY STREET WITH VICTORIAN CHARM
- CLOSE TO PRESTON CITY CENTRE, UNIVERSITIES AND TRAIN STATION
- OFF ROAD PRIVATE PARKING TO THE REAR

Contact Annette & Team Tempo **NOW**

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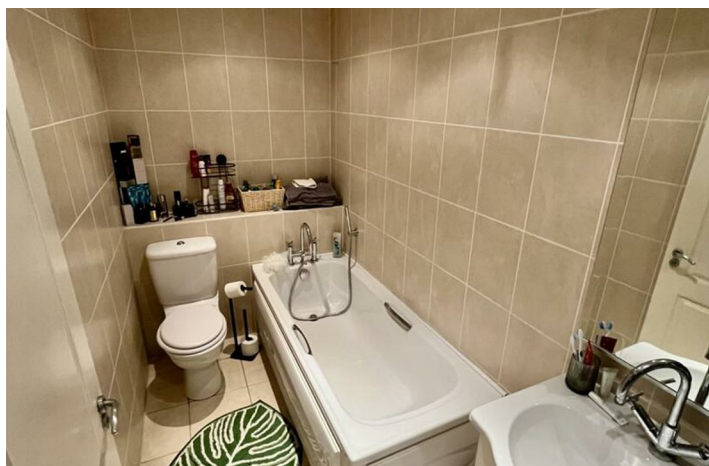
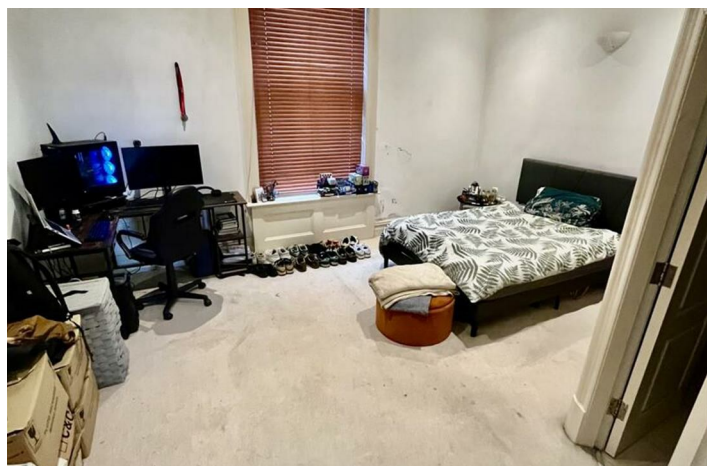
# West Cliff, Preston PR1 8HU

This Stylish Grade II Listed Conversion is handily positioned on a quiet, leafy street and has been tastefully converted to combine the very best of old and new. This two bedroom ground floor apartment is in a large Victorian residence at the end of a leafy no through-road. It's only a 15 minute stroll to the city centre and even closer to the river for pleasant strolls. Briefly comprising:- communal entrance leading to private entrance hall, fantastic open plan living dining kitchen with large bay window and 2 double bedrooms both with ensuite bathrooms. It has lovely landscaped communal gardens at the rear and a large gated car park where you receive an allocated space.



Council Tax Band: A

Tenure: Leasehold



## Entrance

Communal Hall leads to the private entrance door opening into the hallway with useful built in storage cupboard. Doors to:

## Open Plan Kitchen & Living Area

25'9" to Bay x 15'3"

This inviting open-plan space combines a contemporary kitchen with a comfortable sitting area. The kitchen features light wood cabinets arranged in an L-shape, complemented by a central island with a dark granite countertop and seating for two, making it ideal for casual dining or entertaining. Integrated appliances include an eye level oven and ceramic hob, and microwave, alongside a dishwasher and fridge freezer. The living area is brightened by a large bay window draped with light curtains, offering pleasant views of the green open space to the rear. Warm-toned laminate flooring runs throughout, unifying the space with a modern yet welcoming feel. Inset ceiling downlighters and two electric panel heaters.

## Bedroom 1

15'5" x 15'9"

A well-sized double bedroom with neutral carpeting and white walls provides a calm and restful atmosphere. The room includes a double bed and a workspace setup with a computer desk positioned beneath a tall window fitted with wooden blinds, allowing for natural light while maintaining privacy. The layout is spacious enough to accommodate additional furnishings and personal belongings comfortably. Inset ceiling downlighters and electric panel heater.

## En- Suite Bathroom

The bathroom is finished with neutral beige tiles covering the walls and floor, creating a clean and cohesive look. It includes a white suite comprising a bathtub with curved edges, a push button WC flush, and a pedestal sink with a chrome faucet. The simple and functional layout offers a pleasant space for daily routines. Inset ceiling downlighters and heated towel ladder.

## Bedroom 2

15'10" at longest point x 11'

This second double bedroom is neatly presented with light carpeting and bright white walls that enhance

the sense of space, the room is practical and versatile, suitable for use as a bedroom or home office. A tall window with wooden blinds allows daylight to fill the room while offering privacy when needed. Inset ceiling downlighters and electric panel heater.

## Ensuite Shower Room

This ensuite shower room is tiled in matching beige tones, with a corner shower enclosure featuring a glass door and an electric shower unit. The suite also includes a white push button WC flush and a small basin with a mirror above. The space is compact but efficiently arranged to provide convenience and comfort. Inset ceiling downlighters and heated towel ladder.

## Front Exterior

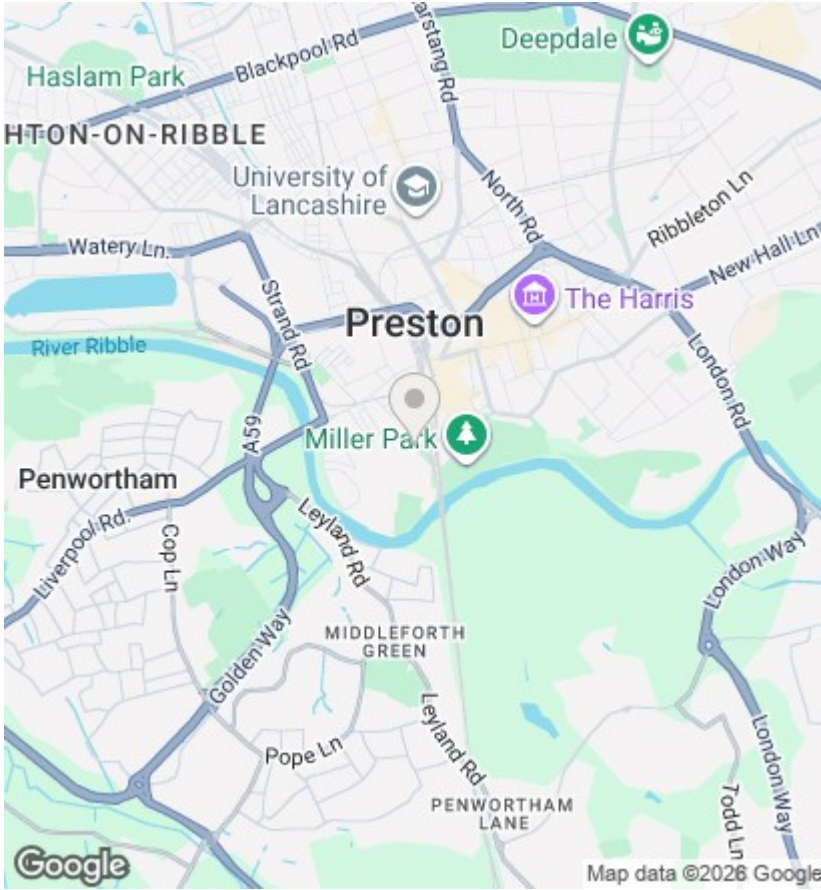
The front exterior of the property is characterised by its traditional red-brick façade with decorative stone window and door surrounds. The entrance features a black front door, flanked by tall sash windows that bring natural light to the interior. A short wrought iron fence lines the pavement, adding a touch of classic charm to the street-facing aspect.

## Rear Garden / Exterior View

Outside, a set of stone steps descends from a neatly maintained grassy area, bordered by low brick walls and mature shrubs. Beyond the steps, there is a paved parking area for several cars, and the view extends to an open green space, providing a pleasant outlook and a sense of openness around the property.







### Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

### Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

85.2 sq.m. (918 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. Made with Metropix © 2026

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