



Queens Manor

2 Queens Manor, Bailey Avenue, Lytham St. Annes, FY8 1FE

Carl Jackson

Helping You Move **The Right Way**







Queens Manor in Lytham St Annes is ideal for downsizers seeking secure, low-maintenance coastal living, offering spacious two-floor accommodation, a peaceful courtyard setting, allocated parking, and easy access to the seafront, shops, cafés and transport links.

Sought-after Queens Manor development

Three-bedroom maisonette over two floors

Spacious open-plan lounge / dining area

Modern fitted kitchen with integrated appliances

Principal bedroom with en-suite

Two further versatile bedrooms

Stylish, fully tiled main bathroom

Additional WC for convenience

Bright, airy living space with courtyard outlook

Allocated parking plus visitor spaces

Well-maintained communal courtyard garden

Short walk to the seafront

Easy access to shops, cafés and amenities

Prime Lytham St Annes coastal location





This beautifully presented maisonette is set within Queens Manor in Lytham St Annes, one of the area's most desirable coastal developments, known for its peaceful setting, well-kept surroundings and close proximity to the seafront.

Positioned within an attractive and secure environment, the property enjoys a sense of privacy while remaining effortlessly connected to everything St Annes has to offer.

Inside, the standout feature is the exceptionally large open-plan lounge, dining and kitchen area — a rare find in this type of property locally. Filled with natural light, it creates a spacious and sociable heart of the home, ideal for both everyday living and entertaining.

The accommodation is arranged over two floors, offering flexibility for a range of buyers, whether downsizing or seeking a comfortable coastal base.

At the centre of the development is a beautifully maintained communal garden — a safe and sunny space to sit, relax and enjoy the outdoors.

Alternatively, the beach is just a short two-minute walk away, offering some of the finest coastal scenery on the Fylde Coast.



Queens Manor remains one of those developments where homes seldom come to market, and when they do, they leave a lasting impression through their setting, space and coastal lifestyle.

The Seller's View

“The living space has always been my favourite part of the home. The open-plan lounge, dining and kitchen area is much larger than you'd expect — something you rarely find in properties like this locally.

The lounge feels incredibly quiet and peaceful, a fabulous place to relax and unwind. It's well protected from the outside world, yet filled with beautiful morning sunshine that naturally brightens the space.

I've also really appreciated the communal garden. It's a safe, sunny place to sit and enjoy the outdoors without any upkeep.

Being just a couple of minutes from the beach has been a huge bonus too — it's so easy to step out and enjoy the coastline.

Overall, it's been an easy, comfortable place to live.”



2 Queens Manor
Bailey Avenue
Lytham St. Annes
FY8 1FE

Valid until: 10 September 2035

Property type: House

Total floor area: 118 square meters

Energy rating and score

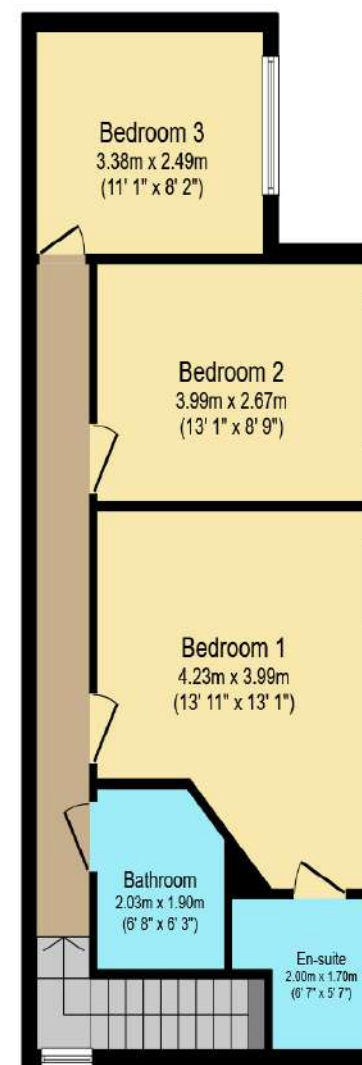
This property's current energy rating is E. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



Ground Floor
Floor area 61.5 sq.m. (662 sq.ft.)



First Floor
Floor area 56.8 sq.m. (611 sq.ft.)

Total floor area: 118.3 sq.m. (1,273 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.



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 - 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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