



## Lytham House

433 Clifton Drive North LYTHAM ST. ANNES FY8 2NW

Carl Jackson

Helping You Move **The Right Way**







Lytham House offers exceptional family living, providing over 2,800 sq ft of accommodation, mature private gardens, ample parking and a prestigious Clifton Drive North address, ideally positioned for schools, amenities and beautiful coastal walks.

Prestigious Clifton Drive North location

Stunning detached period home

Rich in original architectural features

Elegant interiors with timeless appeal

Beautifully maintained throughout

Exceptional room proportions

Four spacious double bedrooms

Over 2,800 sq ft of accommodation

Mature private gardens and driveway

A home of genuine character and class

Grand reception hallway with period detailing

High ceilings and beautifully proportioned rooms

Quality fixtures and fittings throughout

A blend of elegance, character and modern comfort





Lytham House is one of those rare homes that immediately leaves a lasting impression. Occupying a prestigious position on Clifton Drive North, this handsome detached residence combines period elegance, timeless character and refined modern living, creating a home of genuine distinction.

Extending to over 2,800 sq ft, the accommodation is rich in original features, beautifully proportioned rooms and quality finishes throughout. High ceilings, abundant natural light and elegant detailing combine to create a wonderful sense of space, warmth and sophistication, perfectly suited to modern family life.

Outside, the mature private gardens provide a superb setting for summer barbecues, family gatherings and long evenings spent entertaining friends, offering both privacy and tranquillity in equal measure.

Just moments from St Annes beach, the promenade and miles of breathtaking coastal walks, the lifestyle on offer is every bit as impressive as the home itself.



Whether enjoying a morning coffee in the garden, a sunset stroll along the seafront or simply relaxing in beautifully appointed surroundings, Lytham House delivers an exceptional blend of luxury, style and coastal living.

Lytham House occupies a prestigious Clifton Drive North position, where timeless architecture, elegant interiors and beautifully maintained gardens create an exceptional home, just moments from St Annes beach and coastal walks.

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## The Seller's View

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The music room has always been one of our favourite parts of the house. It feels like a retreat within the home, somewhere we can step away from the day and enjoy complete tranquillity.

The acoustics are exceptional, creating a wonderful atmosphere whether listening to music, practising an instrument or simply sitting quietly with a book.

There is a sense of calm in the room that is difficult to describe until you experience it for yourself.

It has become a space for relaxation, reflection and creativity, offering a peaceful environment away from the bustle of everyday life whilst still feeling connected to the rest of the house.

For us, it has always been much more than a room; it is a sanctuary that brings a unique character and enjoyment to living at Lytham House.

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Lytham House is a truly distinguished detached residence occupying one of St Annes' most prestigious addresses, where timeless elegance, exceptional space and a coveted coastal lifestyle come together effortlessly.

Extending to over 2,800 sq ft, this impressive home offers beautifully proportioned accommodation rich in character, charm and architectural detail, perfectly suited to modern family living.

Surrounded by magnificent park-style gardens, the property enjoys a remarkable sense of privacy and tranquillity, creating a stunning backdrop for outdoor entertaining, summer barbecues and relaxed afternoons with family and friends.

Mature trees, established planting and expansive lawns provide a setting rarely found so close to the coast.

Just moments from St Annes beach, the promenade and miles of scenic coastal walks,

Lytham House delivers the perfect balance of luxury, lifestyle and location, offering an exceptional opportunity to enjoy one of the Fylde Coast's finest residential settings.



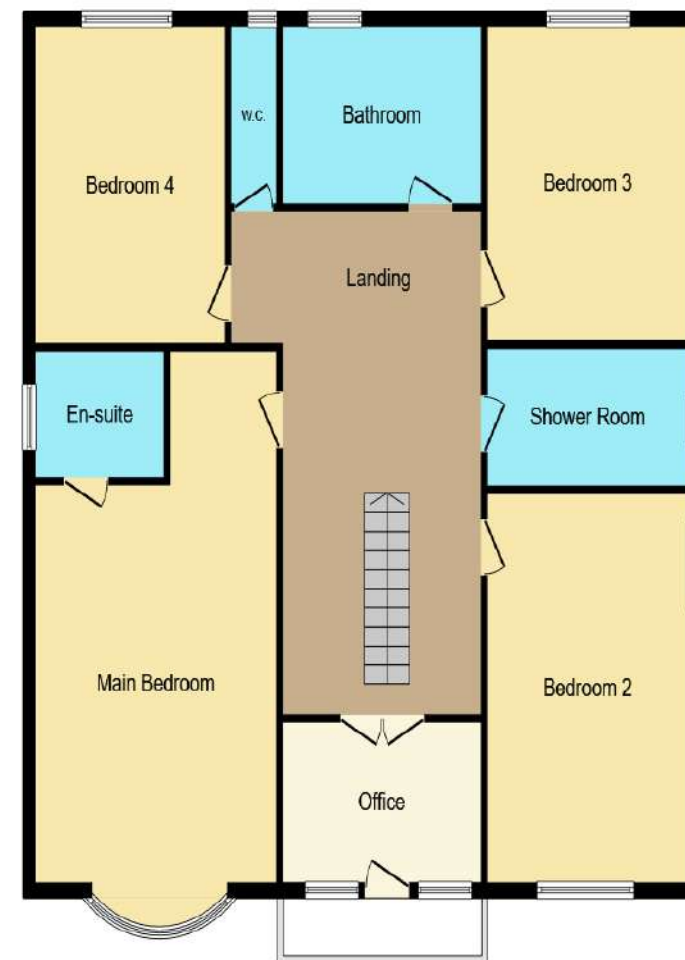
"The Fylde Coast offers a unique blend of coastal elegance, vibrant communities and stunning scenery, making it one of the North West's most sought-after locations."

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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>			<b>75</b>
(55-68) <b>D</b>	<b>59</b>		
(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		



Ground Floor



First Floor

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](http://www.Propertybox.io)

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# About The Area

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

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