JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







7 The Mariners Haven Road, Lytham





- Beautifully Presented Purpose Built Ground Floor Apartment
- In the Heart of Lytham, Yards from the Town Centre and Lytham Green
- Private Self Contained Entrance & Hallway
- Spacious Lounge with Dining Area
- Fitted Kitchen Leading Off
- Two Bedrooms & Modern Shower Room/WC
- Allocated Single Garage
- Electric Heating & UPVC Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

£249,500

VIEWING: Strictly by appointment through 'John Ardern & Company'

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GROUND FLOOR

PRIVATE SELF CONTAINED ENTRANCE
Covered entrance with an external wall light and wall mounted post box. Stone flagged pathway and front shrub border.

HALLWAY
5.56m x 1.04m min (18'3 x 3'5 min)
Approached through a contemporary composite outer door with inset obscure double glazed leaded panels. Corniced ceiling with a number of inset ceiling spot lights. Wall mounted contemporary Devola slimline electric panel heater. Very useful built in cloaks/store cupboard. Additional built in airing cupboard housing a wall mounted Ariston hot water cylinder and a pine shelf. Useful power point and space for an additional household appliance if required, freezer etc. White panelled doors leading off.



LOUNGE WITH DINING AREA
6.17m x 3.25m (20'3 x 10'8)
Well proportioned reception room approached through double opening doors from the central Hall. UPVC double glazed window overlooks the front aspect with two top opening lights and fitted 'Night & Day' window blinds. Television aerial point. Corniced ceiling with two overhead lights. Two slimline electric panel heaters. Square arch leading to the adjoining Kitchen.





KITCHEN
2.95m x 1.88m (9'8 x 6'2)
Modern fitted Kitchen. UPVC double glazed window with a top opening light and fitted window blinds overlooks the well kept rear communal gardens. Good range of eye and low level fixture cupboards and drawers. Lamona stainless steel single drainer sink unit with a centre mixer tap set in wood effect laminate working surfaces with splash back tiling. Built in appliances comprise: Beko four ring electric ceramic hob with a glazed splash back and illuminated extractor above. Beko electric oven and grill. Integrated fridge and a Bosch slimline dishwasher. Integrated Whirlpool washing machine with a matching cupboard front. High level wall mounted circuit breaker fuse box. Four inset ceiling spot lights.



BEDROOM ONE
3.71m plus wardrobes x 2.62m (12'2 plus wardrobes x 8'7)
Principal double bedroom with a double glazed window overlooking the rear of the development and communal gardens. Top opening light. Television aerial point. Corniced ceiling and overhead light. Double doors reveal a large built in wardrobe.

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BEDROOM TWO
3.53m x 2.16m (11'7 x 7'1)
Second bedroom currently furnished as an office and dressing room. Double glazed window overlooking the front elevation with a top opening light and fitted 'Night & Day' window blinds. Telephone point. Overhead light.



SHOWER ROOM/WC
2.49m x 1.96m max (8'2 x 6'5 max)
(max L shaped measurements) UPVC obscure double glazed window to the rear elevation with a top opening light and tiled display sill. Modern three piece white suite comprises: Step in shower cubicle with a fixed glazed screen and electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above and a wall mounted shaving point. Low level WC completes the suite. Electrically heated chrome ladder towel rail. Ceramic tiled walls and floor. Four inset ceiling spot lights and extractor fan.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

ELECTRIC HEATING
The apartment has electric heating from a number of modern electric slimline panel heaters.

GARAGE
The apartment has an allocated Garage approached through an up and over door and having a UPVC obscure double glazed window to the side. It is the 1st Garage on the left hand side near to the apartment. Power and light connected.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £100. Council Tax Band C

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £867.20 is currently levied (2026).

NOTE
We understand pets and long term lettings are allowed. Solicitors to confirm.
Many items of furniture are available to purchase by separate negotiation.

LOCATION
This stunning two bedroomed ground floor apartment is situated on the very popular development known as 'The Mariners' constructed by well known local builders Rowland Homes and standing in well kept landscaped gardens. The Mariners is conveniently placed within easy walking distance to the centre of Lytham with its comprehensive shopping facilities and amenities, Lytham Green is also a short stroll away. An internal inspection is strongly recommended to appreciate the well planned accommodation this property has to offer together with its own private entrance and allocated garage. No onward chain.

VIEWING THE PROPERTY
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INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared November 2026

7, The Mariners, Haven Road, Lytham St Annes, FY8 5FJ

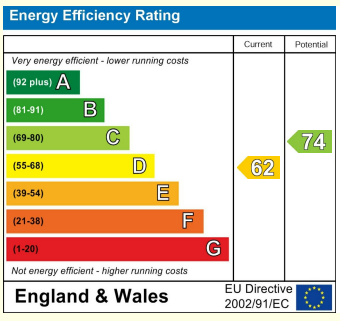


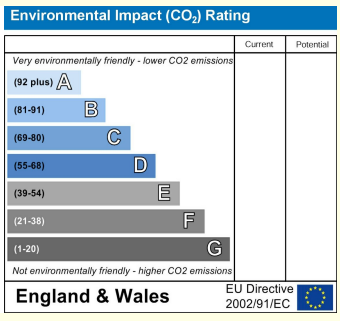
Total Area: 60.6 m² ... 653 ft²

All measurements are approximate and for display purposes only

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