



East Beach, Lytham

£379,950



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EPC rating: C

Tenure: Leasehold

- 2nd Floor Apartment
- Stunning Estuary Views
- Former Girls School

- 3 Double Bedrooms
- Allocated parking
- High Ceilings, Spacious and light



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Description

Occupying a superb position overlooking Lytham Green with wonderful views towards the Ribble Estuary, this beautifully presented and spacious three-bedroom second-floor apartment offers an enviable setting in the heart of Lytham.

The accommodation is accessed via a communal entrance with stairs leading to the second floor. Internally, a welcoming hallway leads to a generous living room with ample space for both relaxing and dining, complemented by a modern fitted kitchen.

There are three double bedrooms, including an impressive principal bedroom enjoying views across Lytham Green, a further well-proportioned double bedroom and a third double bedroom featuring a Velux window. A modern family bathroom completes the accommodation.

Light, spacious and superbly positioned, the apartment also benefits from one allocated off-road parking space — a particularly valuable feature in this sought-after central Lytham location. The property is a mid-19th-century building, originally described as a “marine villa or lodging house.” It forms part of the important Victorian development of villas and boarding houses along East Beach before being converted into flats.

Floorplan

To Follow

Situation

A 2nd floor, 3-bedroom apartment within a Grade II listed mid-19th-century building situated in a prime location overlooking Lytham Green.

Communal Entrance

Accessed from the front of the building with a secure entry phone system. A communal hallway leads to the stairs to the first floor.

Hallway

A spacious hallway which makes the flat feel light and airy with high ceilings. Accessed from the 2nd floor landing, carpeted with doors to the lounge, kitchen, bedrooms and bathroom. Wall Mounted radiator
3.17m x 4.54m (10'5" x 14'11")

Lounge

A good size lounge, carpeted with double glazed window overlooking Lytham Green, feature fireplace, wall mounted radiator, ceiling light plug and aerial sockets.
3.89m x 6.65m (12'10" x 21'10")

Kitchen

Modern fitted kitchen with wall and floor units, integrated appliances including dishwasher, fridge freezer, washing machine, electric oven and ceramic hob. Fire escape back door.
2.1m x 5.47m (6'11" x 17'11")

Master Bedroom

A good size double bedroom, carpeted with double glazed window overlooking Lytham Green. Fitted wardrobes, wall mounted radiator, ceiling light and plug sockets.
4.77m x 3.92m (15'7" x 12'11")

Guest Double

A good size double bedroom, carpeted with double glazed window overlooking the rear of the property. Wall mounted radiator, ceiling light and plug sockets.
3.12m x 4.82m (10'2" x 15'10")

Bedroom 3

A double bedroom, carpeted with "Velux" window. Wall mounted radiator, ceiling light and plug sockets.
2.54m x 3.68m (8'4" x 12'1")

Family Bathroom

Accessed off the hallway with tiled floor and walls, bath tub with glass shower screen and shower over, w.c, hand basin with mirror above, heated towel radiator.
1.58m x 3.24m (5'2" x 10'7")

Tenure

Leasehold
Term: 999 years from 1 May 1923

Rent: £10

Council Tax

Band D

EPC Band

Band C

Management Fees

There are no regular management or service charges payable. Any works required to the communal areas or shared elements of the building are arranged by the Head Lessor, who occupies the ground-floor apartment, with the cost of such works divided equally between the three apartments.

External

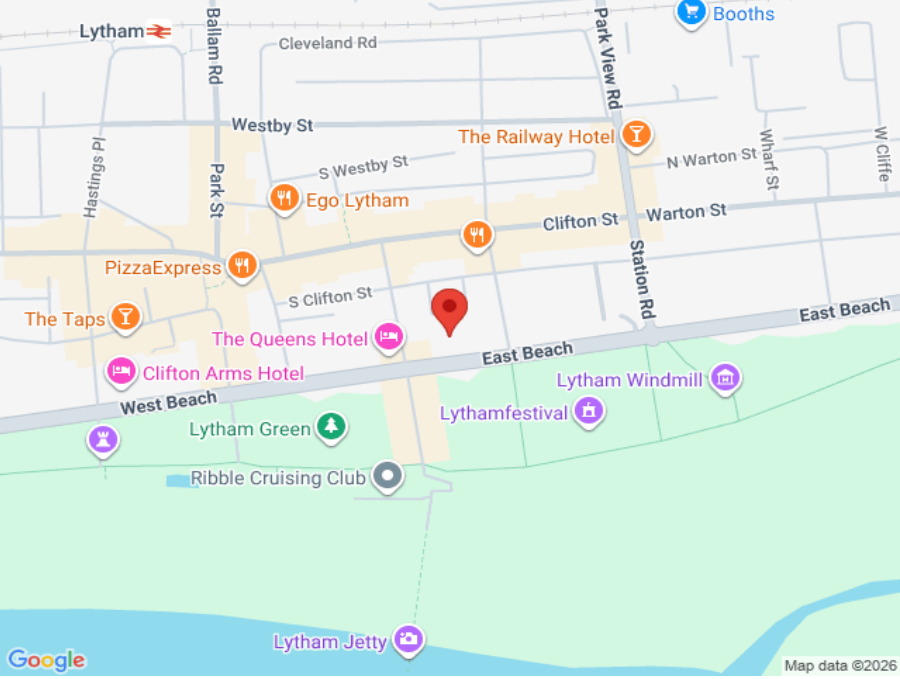
To the front, the property benefits from the attractive paved communal garden with a variety of plants and shrubs.

To the rear, gated access leading to the private parking space.

Photographs



Map



Notes

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