



Clifton Lodge

4 Clifton Lodge, 254 Clifton Drive South, Lytham St. Annes, FY8 1NF

Carl Jackson

Helping You Move **The Right Way**





Imagine arriving on a Friday evening and leaving the car behind for the weekend. Clifton Lodge is the perfect lock up and leave apartment, ideal as a stylish holiday home or elegant downsizer, with the promenade, beach, cafés and St Annes Square all just a short stroll from your door.

PRIME Clifton Drive South location

Spacious TWO DOUBLE BEDROOMS

Beautifully presented throughout

Large, light-filled living room

Modern fitted kitchen

Stylish shower room

Parking Space

Well-maintained purpose-built development

Ideal HOLIDAY HOME or downsizer

Perfect LOCK-UP & LEAVE apartment

Just moments from the BEACH & PROMENADE

Walking distance to ST ANNES SQUARE

Cafés, shops & transport on your doorstep

Enjoy the very best of COASTAL LIVING

2

1

1





Positioned on the highly regarded Clifton Drive South, Clifton Lodge enjoys one of St Annes' most desirable coastal locations, just a short stroll from the promenade, golden beach and the vibrant town centre.

Beautifully presented throughout, the apartment offers spacious, light-filled accommodation with a generous living room, a well-appointed kitchen and two excellent double bedrooms, creating a home that is both comfortable and easy to enjoy.

Whether you're searching for an elegant downsizer, a luxury lock-up-and-leave apartment or the perfect holiday home by the sea, the layout offers the ideal balance of space, practicality and low-maintenance living.

From morning walks along the promenade to coffee in one of St Annes' independent cafés, everything is within easy walking distance, allowing you to embrace a relaxed coastal lifestyle without relying on the car.

Combining an exceptional location with generous accommodation and effortless convenience, Clifton Lodge is perfectly placed for those looking to enjoy the very best of life by the sea.



"Clifton Lodge captures everything that makes coastal living so desirable, combining an enviable location with the freedom to enjoy St Annes' #beach, promenade and vibrant town centre, all within an easy stroll."

The Seller's View


"The living room has always been the heart of the apartment. It's wonderfully spacious, filled with natural light and has such an inviting feel that everyone naturally gathers here.

Whether it's a quiet evening with a book, watching a favourite film or simply enjoying a coffee, it's a room that's incredibly easy to relax in.

When family and friends have come to stay, especially over Christmas and throughout the summer, we've never felt short of space. The room comfortably brings everyone together without ever feeling crowded, making birthdays, celebrations and family get togethers all the more enjoyable.

Some of our happiest memories have been made here, sharing laughter, catching up over a meal and simply enjoying each other's company. It's a home that has always felt welcoming, comfortable and effortlessly easy to live in, that's something we'll miss enormously."



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Total floor area: 79.6 sq.m. (857 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.



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!

Scan QR Code to
Contact Me

Carl Jackson
Helping You Move The Right Way

 07435 075866
 www.jacksonsestates.co.uk
 carl@jacksonsestates.co.uk

