



Apartment 4, 391 Marine  
Road East, Morecambe,  
L.A4 5AN

Apartment 4, 391, Marine Road East, Morecambe

## *The property at a glance*

2  2  1 

- First Floor, Seafront Apartment
- Two Bedrooms
- Spacious Lounge/ Dining Room
- Bathroom & En-Suite Shower Room
- Panoramic Sea Views
- Two Balconies
- Excellent Transport Links
- Tenure: Leasehold
- Property Band: E
- EPC: C



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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# £250,000

# Get to know the property

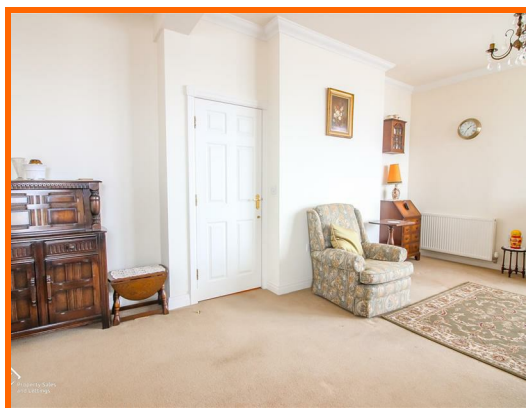


Nestled along Marine Road East in the charming town of Morecambe, this exquisite first-floor apartment offers a splendid opportunity for those seeking a modern coastal lifestyle. Built in 2006, this new build property spans an impressive 915 square feet and boasts breathtaking panoramic views over the serene Morecambe Bay.

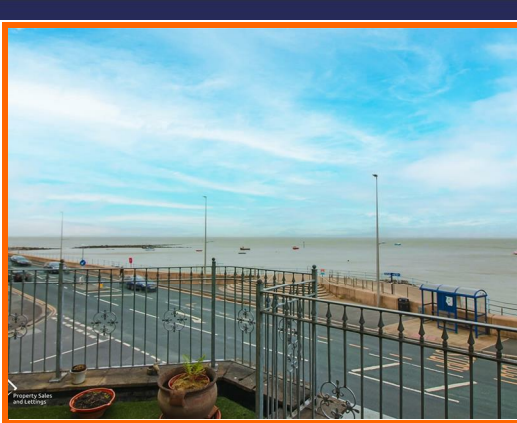
The apartment features two generously sized double bedrooms, each equipped with fitted wardrobes, providing ample storage space. The spacious lounge and dining area create a welcoming atmosphere, perfect for both relaxation and entertaining. From here, you can step out onto one of the two delightful balconies, where you can enjoy the fresh sea air and stunning vistas.

With two well-appointed bathrooms, this property ensures convenience and comfort for its residents. Additionally, the apartment comes with allocated parking for one vehicle, making it easy to explore the surrounding area. The excellent transport links nearby further enhance the appeal, allowing for effortless travel to the Lake District and beyond.

Offered with no chain delay, this apartment presents a rare opportunity to acquire a modern home in a prime location. Whether you are looking to downsize, invest, or simply enjoy the beauty of coastal living, this







property is not to be missed. Embrace the lifestyle that Morecambe has to offer and make this stunning apartment your new home.

### Hallway

Intercom system, doors to living/dining room, bedrooms one and two, kitchen, bathroom and storage cupboard.

### Living/Dining Room

Coving, 2x central heating radiator, UPVC double glazed window, UPVC double glazed bay window, 2x UPVC double glazed doors to terraces.

### Kitchen

Coving, UPVC double glazed window, granite worktops with inset draining board, wall and base units, inset stainless steel sink with mixer tap, NEFF 2 ring electric hob, NEFF extractor, NEFF oven, integrated fridge freezer.

### Bathroom

Coving, UPVC double glazed frosted window, central heating towel radiator, bath with mixer tap and over bath direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled walls, tiled flooring.

### Bedroom One

Coving, 2x UPVC double glazed windows, central heating radiator, built in wardrobes, UPVC double glazed door to terrace, door to ensuite.

### Ensuite

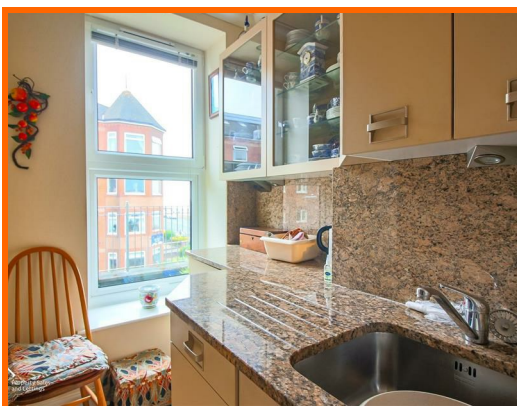
Tiled walls, electric feed shower, dual flush WC, pedestal wash basin with traditional taps, tiled flooring.

### Bedroom Two

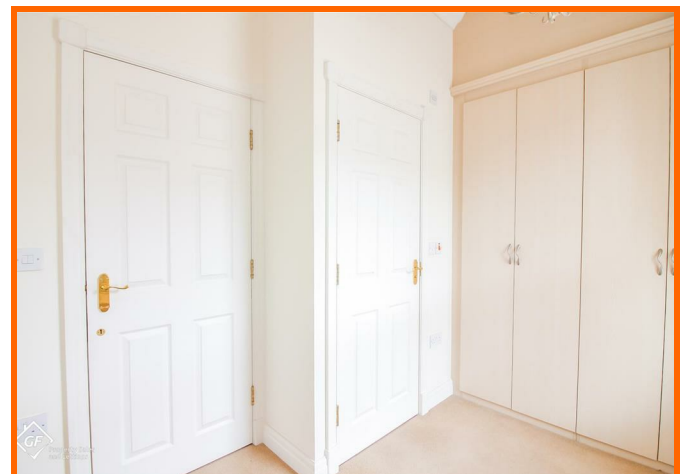
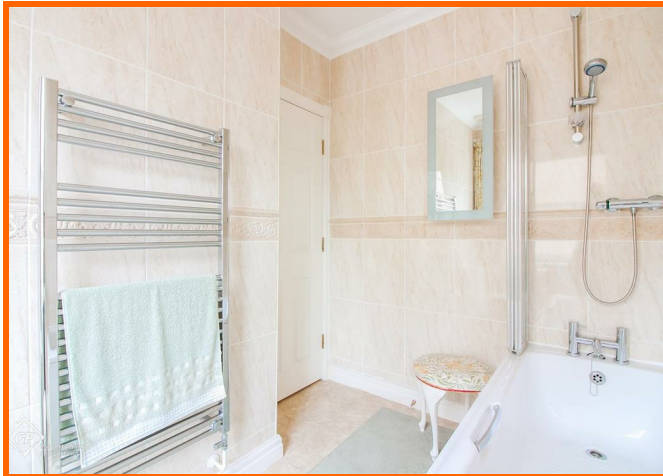
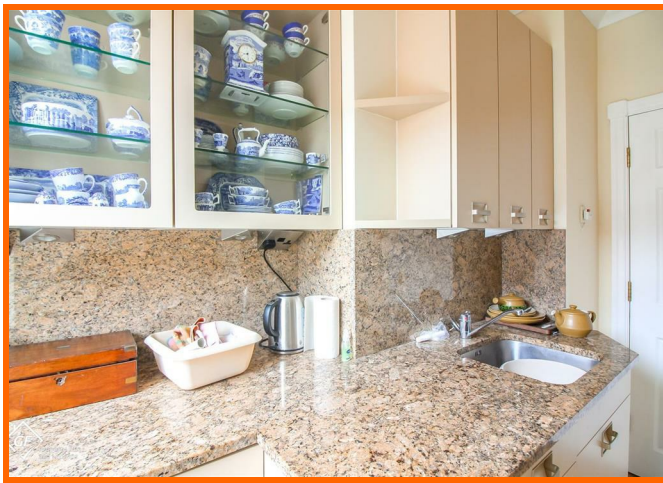
Coving, UPVC double glazed bay window, central heating radiator, built in wardrobes.

### Terraces

Two generous terraces with sea views.

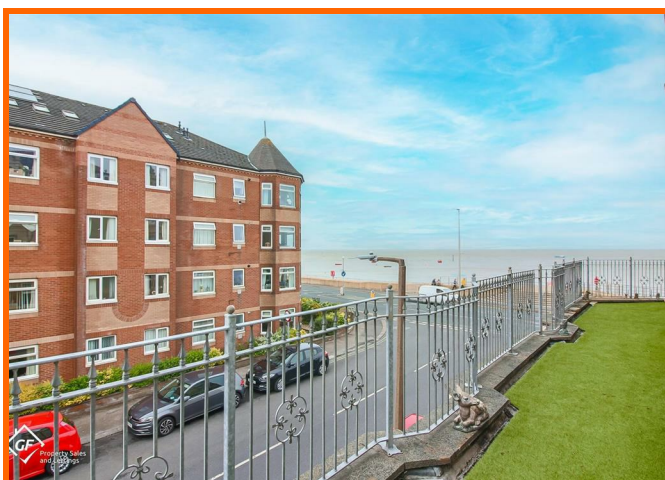
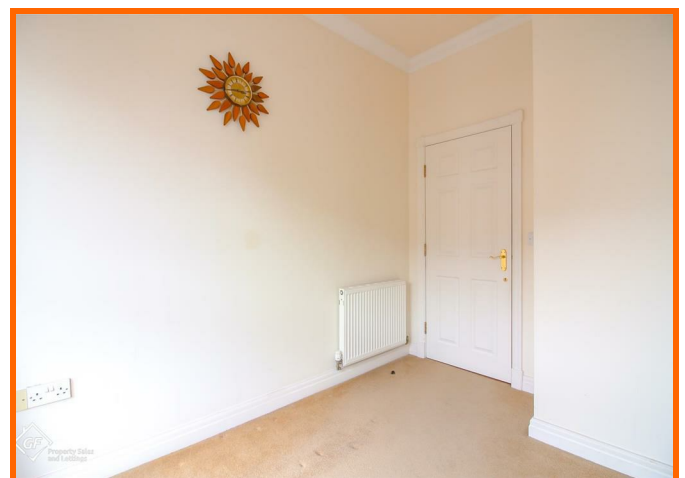


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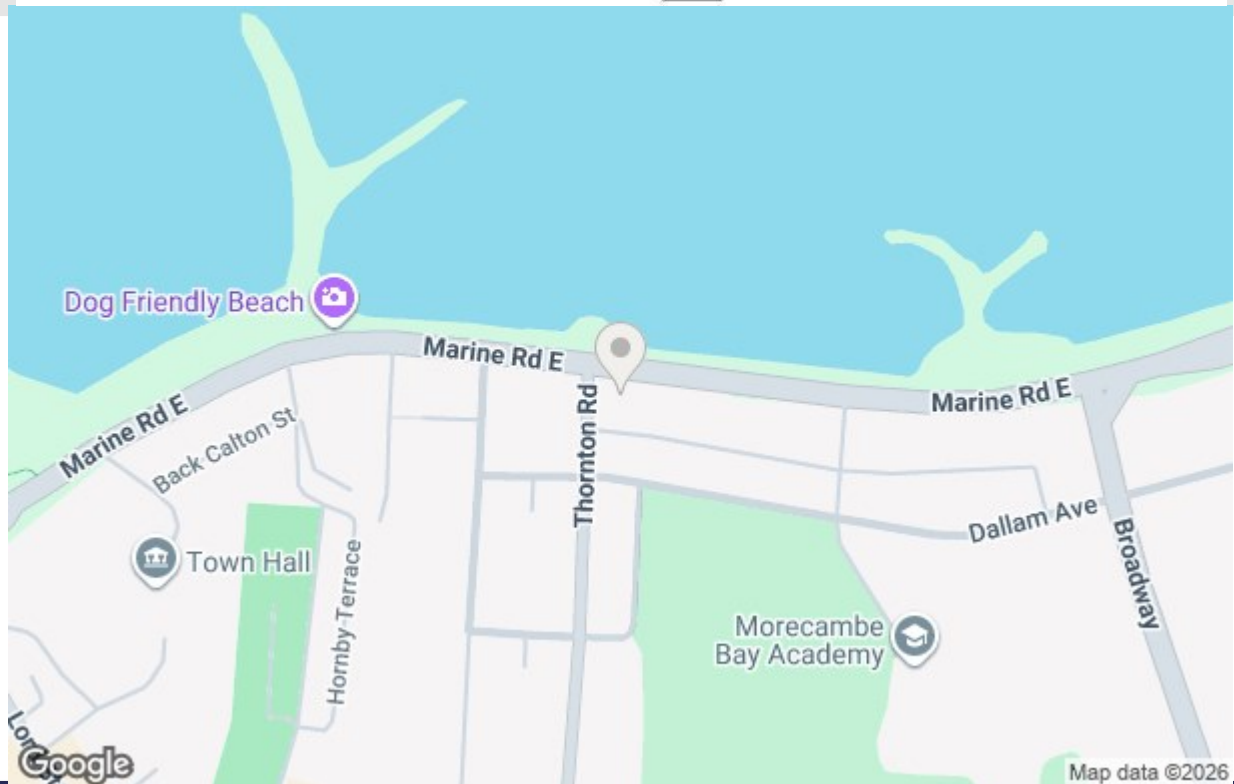
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# Take a nosey round



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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>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>77</b>	<b>79</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
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