



## West Cliff, Preston, PR1 8HU

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- SET IN STUNNING CONVERTED GRADE II LISTED BUILDING WITH ORIGINAL FEATURES
- OPEN PLAN LIVING DINING KITCHEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND ISLAND
- TWO LOVELY EN-SUITE BATHROOMS
- LOCATED ON QUIET LEAFY STREET WITH VICTORIAN CHARM
- CLOSE TO PRESTON CITY CENTRE, UNIVERSITIES AND TRAIN STATION
- OFF ROAD PRIVATE PARKING TO THE REAR

Contact Annette & Team Tempo **NOW**

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# West Cliff, Preston PR1 8HU

This Stylish Grade II Listed Conversion is handily positioned on a quiet, leafy street and has been tastefully converted to combine the very best of old and new. This two bedroom first floor apartment is in a large Victorian residence at the end of a leafy no through-road. It's only a 15 minute stroll to the city centre and even closer to the river for pleasant strolls. Briefly comprising:- communal entrance with stairs to the first floor of the building. private entrance door opens into the hall, fantastic open plan living dining kitchen with two windows and two double bedrooms both with en-suite bathrooms - The master including a fantastic freestanding bath. It has lovely landscaped communal gardens at the rear and a large gated car park where you receive an allocated space.



2



2



1



C

Council Tax Band: A

Tenure: Leasehold



### Entrance

Communal Hall leads to the stairs to the first floor of the building. Private entrance door opening into the hallway. Doors to:

### Open Plan Living Dining Kitchen

21'4" x 14'10"

This spacious open plan lounge and kitchen benefits from two large sash windows that fill the room with natural light and offer pleasant views across a green space. The kitchen area is well-equipped with white cabinetry, wooden work surfaces, Integrated appliances and a central island providing additional preparation space. The laminate wood-effect flooring stretches throughout the room, complementing the deep green accent wall and creating a welcoming and contemporary living area. Inset ceiling downlighters, wall uplighters and two electric panel heaters.

### Bedroom 1

15'5" x 16'11"

Bedroom 1 is generously sized, carpeted for comfort and features a large window that welcomes plenty of daylight. The neutral decor and high ceilings enhance the spacious feel, making it a restful retreat. It also benefits from a spacious en-suite bathroom, adding privacy and convenience. Inset ceiling downlighters and electric panel heater.

### En-suite Bathroom

8'8" x 6'1"

The main ensuite bathroom features a classic freestanding clawfoot bath set against fully tiled walls and flooring in warm beige tones. Additional fittings include a WC and basin, complemented by a large window that provides natural light while maintaining privacy with blinds. Inset ceiling downlighters and heated towel ladder.

### Bedroom 2

15'12" longest point x 10'10"

Bedroom 2 is a cosy, well-proportioned room with carpeting and a large window that fills the space with natural light and affords views over the green open space to the rear. Neutral walls create a calm atmosphere, and the room is served by its own ensuite shower room, ensuring comfort and privacy for occupants. Inset ceiling downlighters and electric panel heater.

### Ensuite Shower Room

4'7" x 7'3"

The ensuite bathroom accompanying Bedroom 2 is fitted with a corner shower cubicle, WC, and basin. The room is fully tiled in neutral tones, with recessed lighting and a wall-mounted mirror, offering a bright, clean, and functional space. Inset ceiling downlighters and heated towel ladder.

### Front Exterior

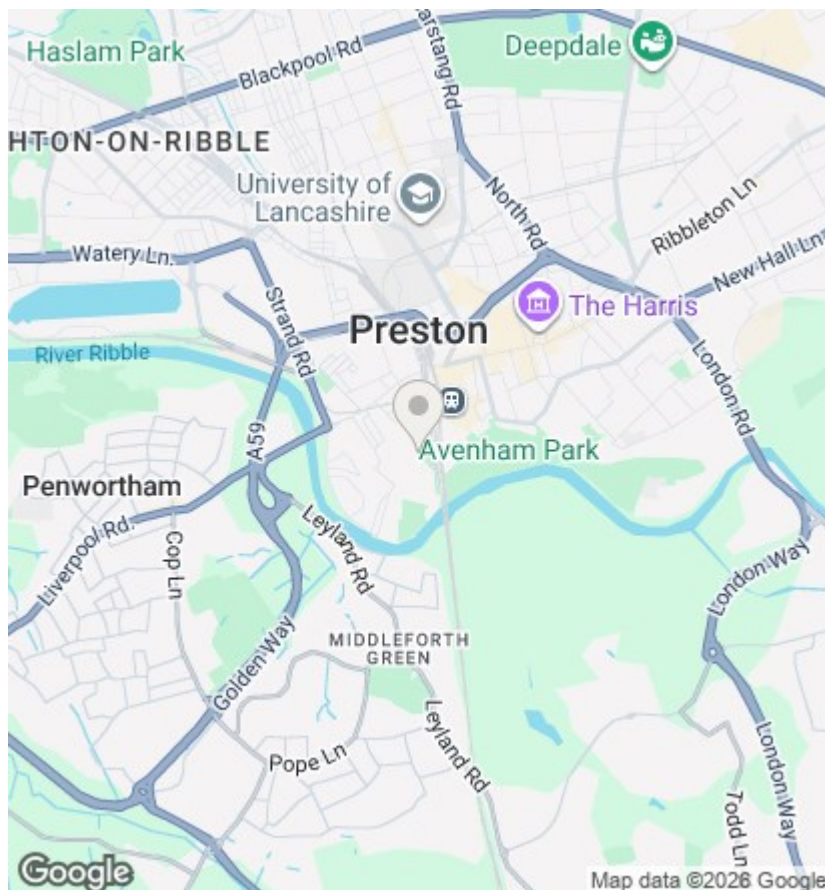
The front exterior of the property is characterised by its traditional red-brick façade with decorative stone window and door surrounds. The entrance features a black front door, flanked by tall sash windows that bring natural light to the interior. A short wrought iron fence lines the pavement, adding a touch of classic charm to the street-facing aspect.

### Rear Garden / Exterior View

Outside, a set of stone steps descends from a neatly maintained grassy area, bordered by low brick walls and mature shrubs. Beyond the steps, there is a paved parking area for several cars, and the view extends to an open green space, providing a pleasant outlook and a sense of openness around the property.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

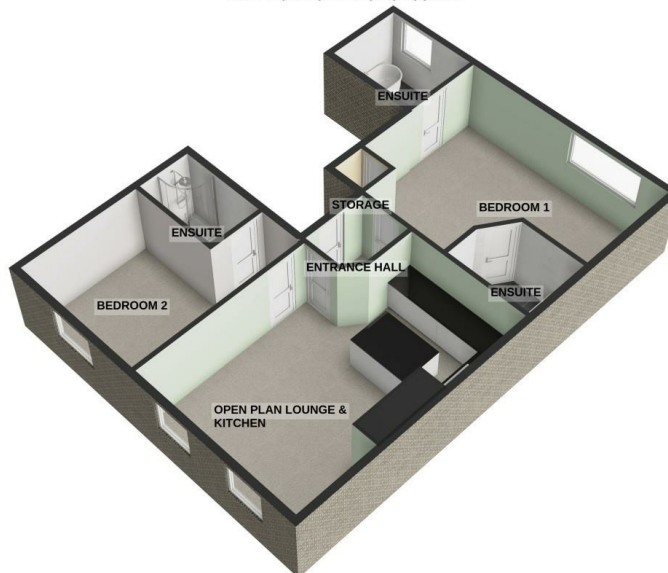
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>86</b>               |
| (69-80) <b>C</b>                            | <b>71</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

81.0 sq.m. (872 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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