



The Beach House

13 Summerfields Lytham Saint Annes FY8 2TR

Carl Jackson

Helping You Move **The Right Way**



A secluded coastal mews home enjoying direct beach access, sweeping sea and sunset views, remarkable birdlife and an enviable peaceful cul-de-sac position within beautiful St Annes on Sea, perfect for effortless coastal living.

Beautiful SEA VIEWS from the home

Spectacular WEST-COAST SUNSET VIEWS

Remarkable COASTAL BIRDLIFE throughout the season

Peacefully positioned within a quiet CUL-DE-SAC

Attractive and secluded COASTAL MEWS SETTING

FOUR well-proportioned DOUBLE BEDROOMS

SEA-VIEW PRINCIPAL BEDROOM with EN-SUITE

Spacious LOUNGE with feature fire

Modern KITCHEN and DINING AREA

Light-filled ORANGERY with garden access

Versatile HOME OFFICE or GYM

LOW MAINTENANCE GARDEN, GARAGE and PARKING

Ideal TURN-KEY or LOCK-UP-AND-LEAVE HOME





Set within a peaceful coastal mews at the end of a quiet cul-de-sac, 13 Summerfields occupies a truly privileged position beside St Annes' sweeping sandy beach, with direct access from the rear garden.

The outlook is central to the experience of the home. Beautiful sea views, spectacular west-coast sunsets and constantly changing coastal birdlife create an atmosphere that feels calm, private and wonderfully connected to nature. From the movement of migrating birds across the shoreline to the evening sky filling with colour, the setting offers something different to appreciate every day.

Inside, the beautifully presented accommodation is generous, versatile and ready to enjoy immediately. Four double bedrooms include an impressive principal suite with sea views and a private en-suite, while the spacious lounge, modern kitchen and dining area provide elegant settings for everyday living and entertaining.

A light-filled orangery opens towards the enclosed, low-maintenance garden, creating an inviting space from which to enjoy the coastal light throughout the seasons. A versatile office or gym provides further flexibility, while a single garage and off street parking add valuable everyday practicality.

With no onward work required, the next owner can simply arrive, unpack and begin enjoying life beside the sea.

Turn-key and effortless to maintain, the property is equally suited as a permanent coastal home, a peaceful summer escape or a secure lock-up-and-leave retreat to enjoy throughout the year.



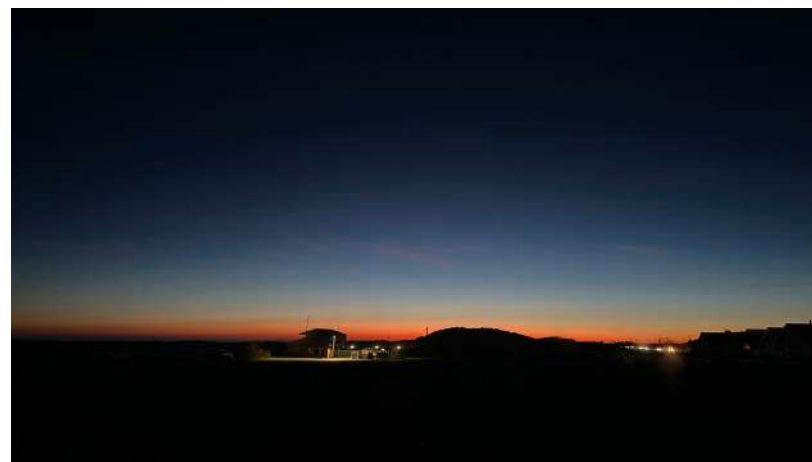
The Seller's View

"The setting is what makes this home so special. Being able to step through the rear gate and walk directly onto the beach is something we have never taken for granted. Morning walks on the sand, the fresh sea air and the constantly changing coastal birdlife make every day feel different. It creates an immediate sense of freedom and calm that is difficult to find anywhere else.

The views are wonderful throughout the day, but the sunsets are truly unforgettable. As evening approaches, the sky fills with colour and the light changes across the water, creating a different scene each night. Sitting outside with a drink and watching the sun descend over the horizon has provided some of our happiest and most memorable moments here.

Even during the quieter winter months, the coastline remains beautiful. The dramatic skies, movement of the sea and visiting birds give the setting a peaceful character that can be enjoyed in every season.

We have also loved the privacy of the mews setting. The cul-de-sac is quiet and secluded, yet St Annes remains close at hand. It has been an effortless home to enjoy throughout the year, whether as a peaceful coastal retreat or a permanent place to live. The combination of sea views, spectacular sunsets, remarkable birdlife and direct beach access is incredibly rare and it is what we will miss most."







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** to help you move the right way.

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