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47 Clifton Gate, Lytham

- 1st Floor Purpose Built Apartment
- With a Lovely Front Outlook Towards the Gated Communal Entrance
- Minutes Walking Distance to the Centre of Lytham & Lytham Hall
- Spacious Lounge
- Adjoining Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Allocated Numbered Parking Space
- Double Glazing & Electric Heating
- Leasehold, Council Tax Band C & EPC Rating C

£189,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR



COMMUNAL ENTRANCE HALL

With security entry phone system. Stairs (no lift) to the first floor.

PRIVATE ENTRANCE

HALLWAY

Spacious entrance Hall approached through a hardwood door. Fitted door mat with carpet beyond. Loft access. Wall mounted entry phone handset. Useful walk in airing/store cupboard 5'8 x 2'5 with an overhead light and containing an insulated Manco Sterling hot water cylinder and high level circuit breaker fuse box. Atlantic slim line electric panel heater with an integral programmer control. Matching doors leading off.



KITCHEN

2.84m x 1.73m (9'4 x 5'8)

UPVC double glazed window overlooks the front elevation with a side opening light and window blinds. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with glazed splash back and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob with a matching splash back. Illuminated extractor above. Hotpoint electric oven below. Integrated Hotpoint washer/dryer and slimline dishwasher, both with matching cupboard fronts. Integrated fridge/freezer.

LOUNGE

4.32m x 3.51m (14'2 x 11'6)

Well proportioned reception room. UPVC double glazed window enjoys an outlook to the front elevation with views towards the communal entrance and electrically operated wrought iron gates. Side opening light and fitted vertical window blinds. Additional UPVC double glazed window overlooks the side of the development and the courtyard parking area. With three side opening lights and matching vertical blinds. Television aerial point. Telephone point. Slimline Atlantic electric panel heater. Folding doors lead to the adjoining Kitchen.



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BEDROOM ONE

4.27m x 3.12m (14' x 10'3)

En Suite principal double bedroom. UPVC double glazed window overlooks the side elevation with views of the historic entrance gates to Lytham Hall. Three side opening lights and window blinds. Atlantic slimline electric panel heater. Telephone point. Television aerial point. Fitted wall mirror. Door leading to the En Suite.



BEDROOM TWO

3.12m x 3.10m (10'3 x 10'2)

Second double bedroom. UPVC double glazed window to the side elevation and having a side opening light. Fitted vertical window blinds. Slimline Atlantic electric panel heater.



BATHROOM/WC

2.24m x 1.75m (7'4 x 5'9)

Three piece white bathroom suite comprises: Panelled bath with a centre mixer tap. Roca pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Part tiled walls. Atlantic electric heated ladder towel rail. Overhead light and ceiling extractor fan.



EN SUITE SHOWER/WC

2.51m x 0.76m (8'3 x 2'6)

Three piece original white suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Atlantic electric heated towel rail with programmer control. Overhead light and ceiling extractor fan. Part tiled walls.



ELECTRIC HEATING

The property enjoys the benefit of electric heating from Atlantic slimline panel wall heaters where described together with electric immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

PARKING

There is a numbered (47) single car parking space allocated to the property which can be seen from the flat windows.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £87.92 per month (solicitor to confirm) is currently levied which includes the buildings insurance and window cleaning.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £150. Council Tax Band C

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NOTE

Pets are not allowed. Long term lettings are allowed.

LOCATION

This first floor two bedroomed apartment is situated on this modern development known as 'Clifton Gate' constructed by Rowland Homes in 2005 and is approached through an electrically operated gated entrance leading to the illuminated courtyard with numbered car parking spaces. Clifton Gate is situated at the junction of Forest Drive and Ballam Road adjoining the main gates to Lytham Hall and being within 300 yards from the centre of Lytham with it's well planned tree lined shopping facilities and town centre amenities. There are transport services running adjacent on South Park to both Lytham and St Annes. An internal viewing is recommended. No onward chain.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared June 2025

47, Clifton Gate, South Park, Lytham St Annes, FY8 4QX



Total Area: 63.6 m² ... 684 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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