



Arnside

£375,000

4 Sandhurst, 47 The Promenade, Arnside, Cumbria, LA5 0AD

Located just moments from Arnside promenade, Apartment 4, Sandhurst offers a unique chance to immerse yourself in beautiful surroundings. Enjoy uninterrupted panoramic views of the scenic Kent Estuary and Cumbrian Fells from the comfort of your home. This purpose-built second-floor apartment features spacious living areas, including two double bedrooms, principal ensuite and additional bathroom both fitted with Passivent, underfloor heating throughout, and a garage with a mezzanine level. Available with no chain delay, seize the opportunity to make this your dream home today.

Quick Overview

Well Presented First Floor Apartment
 Uninterrupted Views of the Kent Estuary and
 Cumbrian Fells
 No Chain Delay
 Garage and Off Road Parking
 Lift Access to the Apartment
 Two Double Bedrooms
 Estuary Walks on your Doorstep
 Short Stroll from Local Shops and Amenities
 Underfloor Heating
 with Thermostat Controls in each Room
 Superfast 58 Mbps Broadband Available*



2



2



1



C



Superfast
Broadband



Garage & Off
Road Parking

Property Reference: AR2576



Living Room Views



Living Room



Living Room



Kitchen

Location Arnside is a picturesque village nestled on the shores of the Kent Estuary in Cumbria. Renowned for its stunning scenery and tranquil ambiance, Arnside attracts visitors and residents alike with its natural beauty and charming coastal atmosphere.

Boasting a convenient train station, offering easy access for commuters to Lancaster, Preston, London, and Manchester Airport, extending north to Ulverston and Carlisle. The nearby M6 motorway further enhances accessibility, providing swift connections to destinations including the Lake District and the Yorkshire Dales National Park, both just a short 30-minute drive away.

Nature lovers will delight in the abundance of outdoor opportunities that Arnside has to offer. The surrounding area is a designated Area of Outstanding Natural Beauty, with miles of scenic walks and hiking trails waiting to be explored.

Property Overview Welcome to 4 Sandhurst, a luxurious first floor apartment accessible by lift or stairs. The allure of the living room captures you from the moment you step inside. Here, a charming Juliette balcony invites the outdoors in, creating an idyllic space for unwinding and taking in the extraordinary views. With ample room for a dining table and chairs, this area is perfect for entertaining guests, observing the changing light, dramatic sunsets and incoming tides.

Enhancing the practicality of the apartment is the utility room, equipped with plumbing for a washing machine and offering extra space for a tumble dryer. Ideal for storage of outerwear or boots after a day exploring. Along the hallway there is an additional large storage cupboard.

The kitchen continues the theme of brightness and openness, featuring an archway that frames captivating views while you cook. Fitted with a range of wall and base units and complementary Corien worksurfaces, the kitchen includes a De Dietrich oven, microwave, induction hob, dishwasher, separate fridge and freezer. The kitchen also boasts a convenient breakfast bar, ideal for casual dining or enjoying your morning coffee.

This apartment offers two spacious double bedrooms. Bedroom one is thoughtfully designed with floor to ceiling fitted wardrobes and additional overhead storage above the bed, with incorporated downlighters. Bedroom one also has the luxury of an ensuite shower room featuring a sleek vanity sink, mirror fronted cabinet, walk-in shower, complete with a heated towel rail.

Bedroom two provides versatility as an additional double room, perfect for use as a hobby room or home office to suit your specific lifestyle needs. Within this room, you'll find easy access to the pressurised hot water tank and electric boiler.

The main bathroom features tiled flooring and walls, a bath with overhead shower, and a vanity sink offering ample storage capacity.

Outside & Parking Furthermore, there is a delightful communal garden with space to sit and take in the views and a private garage complete with full-height mezzanine floor providing a large area for storage, complete with power and lighting, ensuring secure storage and parking facilities.

Directions From the Arnside Office, proceed along the Promenade past the Albion, cross the road and continue along the Promenade and Sandhurst is on the left hand side.

What3Words ///applied.exposing.guideline

Accommodation with approximate dimensions

Reception/Dining Room 18' 4" x 15' 1" (5.59m x 4.6m)

Kitchen 14' 2" x 8' 7" (4.32m x 2.62m)

Bedroom One 11' 2" x 10' 8" (3.4m x 3.25m)

Bedroom Two 12' 7" x 8' 2" (3.84m x 2.49m)

Services Mains water, electric and drainage.

Tenure Leasehold with a share of the freehold. Subject to the remainder of a 999 year lease dated the 1st January 2007. A payment of £355 per quarter for service charge 2023/2024. A copy of the lease is available for inspection at the office.

Council Tax Band D - Westmorland & Furness Council

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Ensuite Shower Room



Bedroom Two



Bathroom



Total floor area 111.2 sq.m. (1,197 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/05/2024.