



## Grange-over-Sands

**£165,000**

Flat 1 Clarehaven, 43 Main Street, Grange-over-Sands, LA11 6DP

This Ground Floor Apartment is superb. It is presented to a high standard throughout, has super views towards Morecambe Bay and enjoys a delightful, bijou, sunny outdoor space enjoying those views! Excellent for a First Time Buyer or a Permanent/Second Home.

Comprising Open Plan Living/Dining, Kitchen, 2 Double Bedrooms and Shower Room. Early viewing is highly recommended.

No Upper Chain.

### Quick Overview

Ground Floor Apartment - 2 Double Bedrooms  
 Open Plan Living/Dining and Kitchen - 1  
 Shower Room  
 Town Centre Location  
 Wonderful views to Morecambe Bay  
 Convenient yet tucked away location  
 Beautifully presented throughout  
 No parking but other options available  
 Charming, sunny outdoor space  
 No upper chain  
 Superfast Broadband speed 80 mbps available\*



2



1



1



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Superfast  
Broadband



No Parking  
Options available

Property Reference: G2952



Sunset views to Morecambe Bay



Open Plan Living/Dining Area



Open Plan Living/Dining Area



Open Plan Living/Dining Area

**Description** Flat 1 Clarehaven is a real gem and will appeal in particular to First Time Buyers or the lock up and leave market - it is perfect for both! It is a super rung on the ladder for First Time Buyers and a fabulous, low maintenance prospect for those seeking a relaxing weekend get away from it all or the permanent resident requiring a central home. This property has many pluses but two of the largest are the delightful views towards Morecambe Bay and beyond and the charming, sunny, bijou outdoor space which also enjoys the view - a real bonus.

Internally the property is immaculately presented and decorated in neutral tones and has a relaxing and welcoming feel the moment you step inside. Although there is no private parking with this property this should not put you off, as this property is within close proximity to the Railway Station and is a stones throw away from the Westmorland Furness car park for which annual passes can be purchased which also cover parking in many other car parks within the area, with an option to extend over to include the South Lakes including Bowness and Ambleside.

The wrought iron side gate leads onto the Shared Path, which leads to your private 'Courtyard' and to the front door which opens into the main Living Space. This super, open plan area with distinct dining, living and kitchen areas. The Dining Area has a window looking into the pretty Courtyard and attractive, wide board, laminated 'oak' effect flooring. The Living Area has a carpeted floor for comfort, shelved recess, recessed ceiling spot lights and exposed beams. A step up leads to the dual aspect Kitchen which boasts wonderful Bay views over the estuary and to the fells beyond. The Kitchen is furnished with a range of cream wall and base cabinets with wood effect work-surface with stainless steel sink unit. Built-in electric oven, ceramic hob with cooker hood over, integrated washer dryer and under counter integrated fridge and freezer. A continuation of the laminated 'oak' effect flooring from the dining area.

The Inner Hall has a useful cloaks cupboard housing the wall mounted water heater and access to the Shower Room and Bedroom 1. Bedroom 1 is a double room with side aspect. The Shower Room has tiled walls and a white suite comprising WC, pedestal wash hand basin and corner shower enclosure. Wall mounted mirrored cabinet. Bedroom 2 is off the Open Plan Living/Dining Area and is a second double room with wonderful views towards Morecambe Bay.

The bijou outside space is super - a real sun trap with a view to Morecambe Bay - a delightful way to spend a summers evening with a relaxing glass of something ice cold. There is ample space for a bistro table and chairs and perhaps a barbeque. The current vendor has strategically placed two bar stools in the very best spot to enjoy the view. A small planted border and space for pots to provide pretty splashes of colour.

**Location** Clarehaven is very conveniently situated in the heart of the town, but you would hardly know it was there! It has excellent access to the impressive range of amenities that



Grange-over-Sands has to offer such as Medical Centre, Railway Station, Primary School, Library, Post Office, Shops, Cafes/Tea Rooms and of course the picturesque Edwardian, mile long Promenade, Ornamental Gardens and Band Stand. There are several restaurants and public houses in close proximity.

To reach the property upon entering Grange pass the 'Duck Pond' on the left and Hazelmere Tea Rooms on the right and continue to Main Street Zebra crossing. The shared pedestrian gate to Clarehaven can be found just past Vibe Hairdressers on the left and there is a private entrance at the rear off Back Main Street.

#### Accommodation (with approximate measurements)

**Open Plan Living/Dining Area** 19' 0" x 15' 6" (5.79m x 4.72m)

**Kitchen** 8' 4" max x 7' 4" (2.54m max x 2.24m)

**Bedroom 1** 11' 7" x 11' 7" (3.53m x 3.53m)

**Inner Hall**

**Bedroom 2** 10' 4" x 9' 9" max (3.15m x 2.97m max)

**Shower Room**

**Services:** Mains water, electricity and drainage. Rointe Electric heaters.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated February 2016. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 21.6.24 not verified.

**Management Charges:** There is no Management Charge in place. Works are done on an 'as and when' basis and apportioned between the 3 flats.

**Note:** This property can only be used as a Private Dwelling House. Holiday Letting is not permitted but Assured Shorthold Tenancies are.

**Council Tax:** Band A. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/melon.increases.bill>

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £700 £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen



Bedroom 2



Bedroom 1

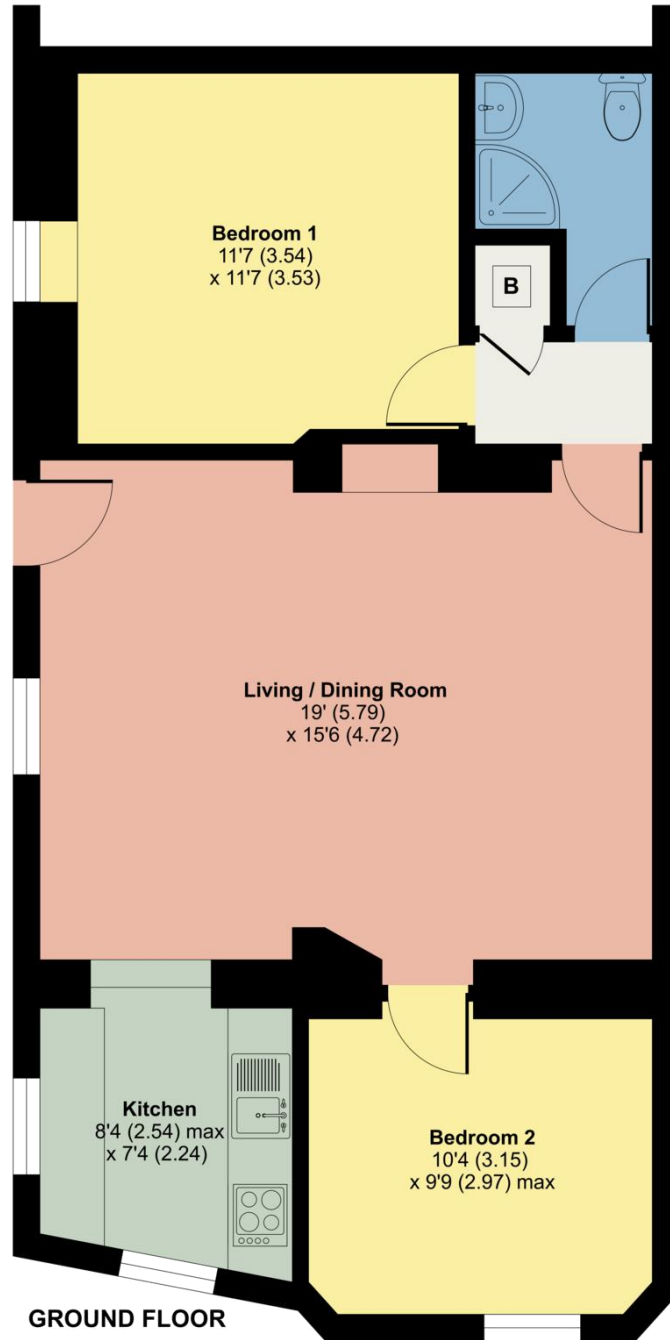


Courtyard Area

# Main Street, Grange-Over-Sands, LA11

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1150048

A thought from the owners - Our scenic happy place in the heart of town with plenty of walking, cycling and great days out on the doorstep.

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