



**HACKNEY
&
LEIGH**

Arnside

£450,000

15 Heathcliffe Court, Redhills Road, Arnside, Cumbria, LA5 0AT

A rare opportunity to acquire this spacious second-floor apartment with picturesque views over the Kent Estuary and Cumbrian fells. Set within a sought-after development in the village of Arnside, this three-bedroom home is perfectly suited as a permanent residence or holiday retreat.

Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club hosting regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Quick Overview

Second Floor Apartment with Beautiful Views of the Kent Estuary and Cumbrian Fells
Three Bedrooms, Two Bathrooms
Sought After Village Location
Secure Underground Parking
Communal Gardens
Well Presented Throughout
Walking Distance to the Promenade
Perfect Lock Up and Leave or Permanent Residence
Close to Local Shops and Amenities
Ultrafast Broadband Available*



3



2



2



C



Ultrafast
Broadband



Allocated Parking

Property Reference: AR2627



Living Room



Living Room



Kitchen



Kitchen Dining Area

Arnside is perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

Step into this beautifully renovated second-floor apartment and immediately appreciate the modern style and inviting atmosphere on offer. The wide, light-filled hallway-complete with Velux windows, and a useful storage cupboard housing the gas boiler which has been installed in 2024 provides access to each room. Throughout, high-quality wood-effect flooring enhances the contemporary feel.

The expansive living room is a true highlight, offering generous space for your furnishings and thoughtfully designed mood lighting. Dual-aspect windows frame stunning, uninterrupted views stretching across the Kent Estuary to Grange-Over-Sands and the Cumbrian Fells at the front, with Arnside Knott visible to the rear - an ever-changing, picture-perfect outlook.

The stylish kitchen seamlessly flows into a dedicated dining area, ideal for entertaining. Flooded with natural light from additional Velux windows, the space is both functional and welcoming. The kitchen itself is fitted with sleek, handleless cabinetry, Quartz worktops, and a full suite of integrated appliances including Bosch oven, grill, Smeg four ring induction hob, extractor, dishwasher, under-counter fridge and freezer.

The apartment offers three well-proportioned double bedrooms, each ready for your personal touch. Bedroom one enjoys tranquil views over the communal gardens and out to the Kent Estuary and fells beyond. The second bedroom benefits from ample built-in wardrobes, while the third is a flexible space, perfect as a home office, hobby room, or occasional guest room.

Completing the accommodation are two beautifully upgraded bathrooms. The main bathroom features a three-piece suite with bath, vanity sink, integrated storage cupboard, toilet, stylish tiled walls, chrome fittings, and a black heated towel rail. The additional shower room is equally well-appointed, boasting a walk-in shower with a waterfall shower head and handheld attachment, all finished to a high standard.

Externally, Number 15 benefits from an allocated parking space and a private storage cupboard within a secure, gated underground garage - conveniently accessed via internal stairs to the lower ground floor. Residents also have access to beautifully landscaped communal gardens, thoughtfully planted with mature shrubs and greenery, offering a peaceful space to relax and enjoy the surroundings.



Bedroom One



Bedroom Two



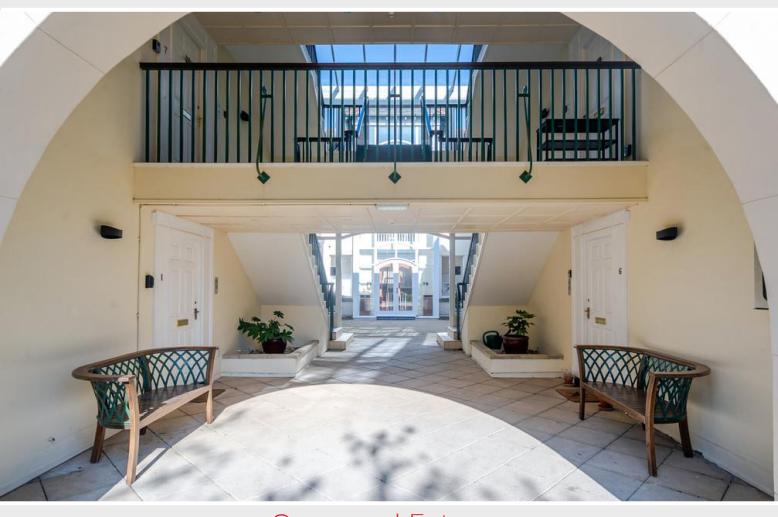
Bedroom Three



Shower Room



Bathroom



Communal Entrance

Accommodation with approximate dimensions

Entrance Hall

Living Room 20' 1" x 19' 3" (6.12m x 5.87m)

Kitchen 10' 9" x 10' 4" (3.28m x 3.15m)

Dining Room 13' 8" x 12' 10" (4.17m x 3.91m)

Bedroom One 14' 1" x 12' 9" (4.29m x 3.89m)

Ensuite

Bedroom Two 12' 8" x 12' 1" (3.86m x 3.68m)

Bedroom Three 14' 1" x 9' 7" (4.29m x 2.92m)

Bathroom

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 24th June 1989. The service charge is currently TBC

Council Tax Band F - Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions From the Arnside Office, proceed along the Promenade bearing left at The Albion pub onto Silverdale Road. Turn right onto Redhills Road and Heathcliffe Court is further down the road on the right hand side.

What3Words ///sleepers.ruled.swaps

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Heathcliffe Court



Views



Communal Garden



Communal Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

Laura Hizzard

Sales Manager & Property Valuer

Tel: 01524 761806

laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806

arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 01524 761806

arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

Tel: 01524 761806

arnsidesales@hackney-leigh.co.uk



Matt Constantine

Sales Team

Tel: 01524 761806

arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035

lettings@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01524 761806** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Redhills Road, Arnside, Carnforth, LA5



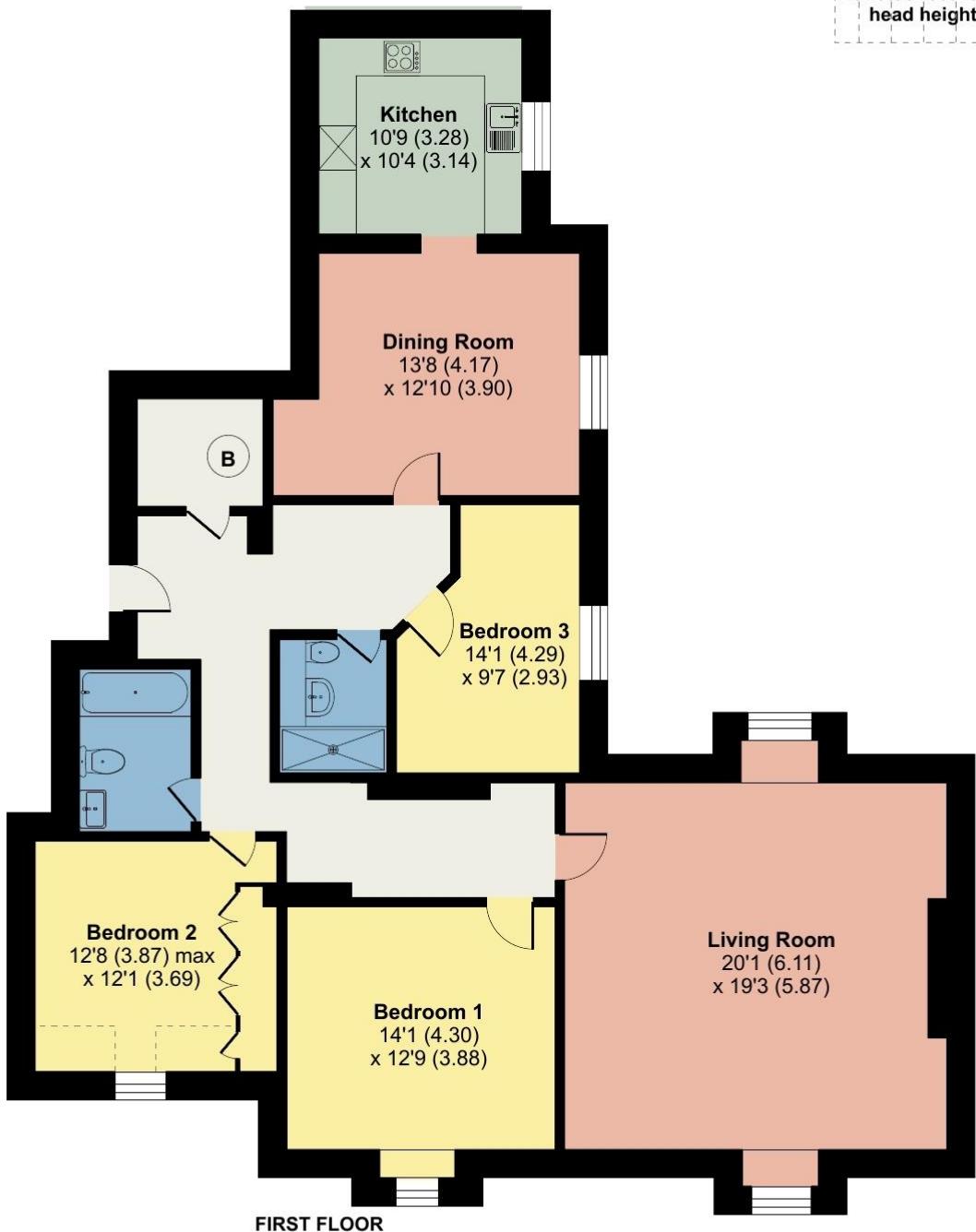
Approximate Area = 1572 sq ft / 146 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1592 sq ft / 147.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
Produced for Hackney & Leigh. REF: 1265802

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 09/04/2025.

Request a Viewing Online or Call 01524 761806