



## Arnside

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

This bright and spacious three-bedroom apartment enjoys stunning elevated views of the Kent Estuary and Cumbrian fells.

Well-proportioned throughout, the property offers great potential and is ideal for those looking for a permanent home or a lock up and leave.

**Offers over £325,000**

### Quick Overview

- Second Floor Apartment with Far Reaching Views of the Kent Estuary and Cumbrian Fells
- Sought After Village Location
- Walking Distance to the Promenade
- Communal Gardens
- Perfect Lock Up and Leave or Permanent Residence
- Close to Local Shops and Amenities
- No Onward Chain
- Secure Underground Parking
- Opportunity to Update and Upgrade
- Ultrafast Broadband Available\*



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Ultrafast\*  
Broadband



Allocated Secure  
Underground  
Parking

Property Reference: AR2641



Kitchen Dining Area



Kitchen



Living Room



Living Room

Arnside itself is a thriving coastal community with a wide array of amenities, including a train station, primary school, doctor's surgery, dentist, library, and a popular sailing club that hosts regular live music evenings. The village also offers a park with a playground, tennis courts, and well-supported bowling, cricket, and football clubs. For those looking to get involved, there is a vibrant calendar of local clubs and activities catering to a range of interests and age groups.

The location offers excellent transport links, with easy access to the M6, the Lake District, and the Yorkshire Dales National Park. The village train station provides direct routes to Preston, Manchester, and London to the south, as well as Ulverston, Carlisle, and Glasgow to the north and west.

This second-floor apartment presents an exciting opportunity for updating and modernising to suit your personal taste. Upon entry, a wide, light-filled hallway with Velux windows and a handy storage cupboard housing the boiler provides access to every room.

The expansive living room is a particular highlight, offering generous space and breathtaking dual-aspect views. From the front, large windows frame the stunning Kent Estuary, Grange-over-Sands, and the distant Cumbrian Fells, while the rear aspect reveals views of Arnside Knott-an ever-changing, picture-perfect backdrop.

The open-plan kitchen and dining area is equally bright and inviting, with further Velux windows flooding the space with natural light. The kitchen is fitted with base units, tiled splashbacks, and integrated appliances including a Gorenje electric oven, Hotpoint four-ring electric hob with extractor fan, and under-counter fridge and freezer, creating a space that is both practical and welcoming.

All three bedrooms are well-proportioned doubles, offering comfortable accommodation and flexibility. The main bedroom benefits from fitted furniture and enjoys tranquil views over the communal gardens and out towards the estuary and fells. It also features a private en suite bathroom with an enclosed shower, vanity sink with storage, and toilet. The second bedroom includes ample built-in wardrobes, while the third bedroom offers versatile use, whether as a guest room, home office, or hobby space.

The main bathroom includes a three-piece suite with bath, vanity sink, and toilet, offering functionality and comfort.

Externally, the apartment comes with an allocated parking space and a private storage cupboard located in a secure, gated underground garage, which is conveniently accessible via internal stairs. Residents also have access to beautifully landscaped communal gardens, filled with mature shrubs and greenery, providing a serene and scenic setting for relaxation.



Far Reaching Views



Heathcliffe Court



Bedroom Two



Bedroom One



Bedroom One



Bathroom

## Accommodation (with approximate dimensions)

### Entrance Hall

Living Room 19' 11" x 20' 2" (6.07m x 6.15m)

Kitchen 11' 9" x 10' 8" (3.58m x 3.25m)

Dining Room 12' 11" x 13' 4" (3.94m x 4.06m)

Bedroom One 12' 9" x 12' 1" (3.89m x 3.68m)

Bedroom Two 14' 0" x 13' 4" (4.27m x 4.06m)

Bedroom Three 14' 2" x 9' 4" (4.32m x 2.84m)

Bathroom

En Suite Shower Room

### Property Information

**Tenure.** The lease is dated 27 February 1995 being granted for a term of 999 years calculated from 24 June 1989. The service charge is currently £1036.85 per quarter as of April 2025, to include: water rates, window cleaning, maintenance of the communal area's, gardening and all building maintenance except that inside the apartment itself.

**Council Tax** Band F - Westmorland & Furness Council

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

**Energy Performance Certificate** EPC Band 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.

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

**Disclaimer** 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 12/05/2025.

**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



Far Reaching Views



Living Room



Communal Gardens

Request a Viewing Online or Call 01524 761806

# Meet the Team

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



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

# 16 Heathcliffe Court, Redhills Road, Arnside, Cumbria, LA5

Approximate Area = 1667 sq ft / 154.9 sq m

For identification only - Not to scale



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: 1288771

A thought from the owners...

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