



Seascape House

This Stunning Five Bedroom Detached Family Home Sits In An Unrivalled Location Overlooking The Ribble Estuary & The Hills Beyond. Alongside It's Outstanding Views, The Property Offers Spacious Accommodation Over Three Floors, Comprising: Entrance Hall, Sitting Room, Large South Facing Lounge, Dining Room, Fabulous Breakfast Kitchen, Utility Room And WC To The Ground Floor; Two Double Bedrooms, Further Versatile Reception Room, Shower Room And Two Integral Double Garages To The Lower Ground Floor; And An Impressive Master Bedroom Suite Including A Sitting Area, Dressing Room, En-Suite And Three Juliette Balconies Looking Out Over The Gardens And Estuary, Two Further Double Bedrooms And A Family Bathroom To The First Floor. There is Also Ample Off Road Parking And A Beautiful Large Landscaped Rear Garden With Direct Access To The Seafront. Viewing Is Essential To Fully Appreciate This Wonderful Home.





Lytham
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Entrance Vestibule

Double glazed door and windows to the front. Spot lighting. Further door and windows to:

Entrance Hall

Staircase with spindled balustrade leading to the first floor. Ceiling lights, radiators, coving and cloaks cupboards. Doors to the following rooms:

Sitting Room

Double glazed bay window to the front. Ceiling light, radiator, coving, TV aerial points, wall mounted TV and stereo.

Study

Double glazed bay window to the front. Range of fitted furniture incorporating storage cupboards, drawers, two desks, display units and spot lighting. Coving, ceiling light and radiator with decorative cover.

WC

Double glazed obscure window to the side. Two piece white suite, comprising: wall mounted wash hand basin and WC. Coving, ceiling light and radiator.

Lounge

Part glazed double doors from the hall. Weru UPVC double glazed French doors and windows to the rear. Double glazed obscure window to the side. Feature stone fireplace with inset gas fire. Ceiling lights, wall lights, radiators and TV aerial point. Further part glazed bi-folding doors to:

Dining Room

Also accessed via part glazed double doors from the hall. Weru UPVC double glazed French doors and windows to the rear. Fitted shelving and cupboards with matching decorative radiator covers. Radiators, natural stone flooring and ceiling light. Opening to:

Kitchen

Weru UPVC double glazed windows to the rear. Carl Josef fully fitted kitchen incorporating wall and base units, matching island with lower level breakfast bar, and granite work surfaces. Inset 1 ½ bowl sink and drainer with chrome mixer tap to main units. Further single bowl round sink with Zip Hydro Tap to the island unit. Integrated appliances include: Falcon range cooker with integral five ring gas hob; overhead illuminated extractor; Siemens double oven/grill, dishwasher and American style fridge freezer; and Liebherr wine cooler. Coving, natural stone flooring, radiators with decorative covers, tiled splash backs, ceiling lights, spot lighting to wall units and TV aerial point. Door to:

Utility Room

Matching units and work surfaces with inset single bowl sink and chrome mixer tap. Space and plumbing for washing machine, tumble dryer and further fridge freezer. Dumb waiter lift to the lower ground floor. Coving, ceiling lights, tiled splash backs and radiator.

Lower Ground Floor Hallway

Door from the Entrance Hall with ceiling light and staircase leading down to the lower ground floor. Doors leading to the following rooms:

Reception Room/Play Room

This versatile space would be ideal for a number of uses, such as a further reception room, bedroom, play room, gymnasium or cinema room. Weru UPVC double glazed windows and door to the side. Glazed windows panels looking into the hallway. Range of fitted cupboards/wardrobes. Radiators, vanity unit with inset wash hand basin and chrome mixer tap, ceiling lights, coving and TV aerial point.

Bedroom Four

Double glazed windows to the side. Coving, radiator, ceiling light and TV aerial point.





Bedroom Five

Double glazed window to the side. Coving, radiator, ceiling light and TV aerial point.

Shower Room

Three piece white suite comprising: walk-in shower with glass screen, splash back panels, wall mounted chrome controls and hand held shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and push button flush. Tiled flooring, extractor fan, coving, chrome ladder style towel radiator and useful storage cupboard.

Inner Hallway

Ceiling light and storage cupboard. Doors to:

Garage One

Double garage with electric door to the front. Double glazed obscure window to the side. Storage room, Worcester boiler, power and lighting.

Garage Two

Double garage with electric door to the front. Double glazed obscure window to the side. Worcester boiler, radiator, power, lighting, shelving and ceramic sink with twin chrome taps.

First Floor Landing

Double glazed French doors and windows leading out to the balcony. Aforementioned staircase with spindled balustrade from the ground floor. Coving, ceiling lights, radiator, loft access hatch with pull down ladder and airing cupboard housing hot water cylinder. Doors leading to the following rooms:

Master Bedroom Suite

Sitting Area

Weru UPVC double glazed French doors and window to the rear with Juliette balcony. Coving, ceiling light, radiators and fitted drawers. Open plan to Master Bedroom and Dressing Room.

Dressing Room

UPVC double glazed French doors and windows to the rear with Juliette balcony. Double glazed obscure window to the side. Range of fitted furniture incorporating wardrobes, drawers and cupboards. Ceiling and wall lights, coving and radiators.

Master Bedroom

Weru UPVC double glazed French doors and windows to the rear with Juliette Balcony. Range of fitted furniture, TV aerial point, coving, radiators and wall lights. Door to:

En-Suite

Obscure window to the side. Four piece white suite, comprising: step-in shower with glass screen and sliding door, handheld shower attachment on riser rail and overhead rain shower; vanity unit with undermount his and hers wash hand basins and chrome mixer taps; WC with concealed cistern and push button flush; and bidet with chrome mixer tap. Fitted shelving, mirror, spot lighting, ceiling light, coving, part tiled walls, laminate flooring and chrome ladder style towel radiator.

Bedroom Two

Double glazed bay window to the front. Ceiling light, wall light, radiator, coving and TV aerial point.

Bedroom Three

Double glazed bay window to the front. Ceiling light, wall light, radiator, coving and TV aerial point.



Family Bathroom

Obscure window to the side. Five piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment on riser rail; step-in shower cubicle with glass screen door and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and twin taps; WC with concealed cistern and push button flush; and bidet with mixer tap. Fully tiled walls and floor. Wall mounted mirror and light with shaver point, white ladder style towel radiator, coving, spot lighting, and airing cupboard housing hot water cylinder and shelving.

External

To the front, the property is accessed via a block paved driveway, with parking for several cars, leading to the two integral double garages. Stone steps lead up to a veranda and give access to the front door.

To the side, block paved paths give access to the rear garden.

To the rear, the garden has been beautifully landscaped to include a large lawn, rockery, coy carp pond with water feature, well stocked plants, trees and shrubbery and raised terrace/patio area, ideal for entertaining and offering outstanding views over the Ribble Estuary. There is also a gate to the rear giving direct access to Lytham's sea front.

Additional Information

Tenure - Freehold

Council Tax Band - H

EPC Results

Current Energy Efficiency Rating - C (73)

Potential Energy Efficiency Rating - C (77)

Current Environmental Impact Rating - D (66)

Potential Environmental Impact Rating - C (70)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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