



ESTATE AGENTS • VALUER • AUCTIONEERS



Royal Lytham St. Annes 4 Seafield House 23 Seafield

- 1st Floor Luxury Apartment
- Lounge & Balcony
- Dining Kitchen & Utility
- Two Bedrooms & Two Shower Rooms/WC
- Dining Room/3rd Bedroom
- Garage & Parking Space
- Gas Ch & Double Glazing
- Yards from Lytham Green
- No Onward Chain
- Viewing Essential

£450,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Royal Lytham St. Annes

4 Seafield House 23 Seafield Road, Lytham

COMMUNAL ENTRANCE

Private communal entrance with security video entry phone systems. Lift and stairs to all floors. Lift access is also available directly from the rear basement at ground level if any clients had difficulty with the front entrance steps.

FIRST FLOOR

PRIVATE ENTRANCE HALL

5.03m x 1.88m (16'6 x 6'2)

(plus bedroom reveal) With a Walnut wood strip floor. Panel radiator. 9'8 high ceiling with inset pivoting downlights. Wall mounted video entry phone handset.

DINING KITCHEN

6.48m x 4.78m (21'3 x 15'8)

Stunning extremely well appointed and fitted modern family dining kitchen. Matching Walnut wood strip floor. Matching 9'8 high ceiling with inset halogen downlighting. Two feature arched double glazed windows with lower plantation wooden shutters. The windows enjoy delightful views looking inland with mature trees beyond. Extensive range of wall and floor mounted cupboards and drawers. Concealed downlighting. Corian moulded working surfaces with peninsula unit incorporating a one & a half bowl moulded single drainer sink unit with mixer taps. Adjoining walnut breakfast bar. Built in Siemens appliances comprise: fan assisted automatic electric oven with matching microwave oven above. Four ring ceramic hob. Illuminated extractor hood above. Siemens integrated dishwasher and built in fridge and freezer. Cupboard conceals a Glowworm central heating boiler. Two contemporary radiators. Telephone and television points. From the dining area double doors lead into the rear lounge and further door gives access to the 3rd bedroom/sitting room/office.



DINING KITCHEN



UTILITY ROOM

2.62m x 1.83m (8'7 x 6')

With matching wood strip floor. Plumbing facilities for automatic washing machine, space adjoining for tumble dryer or extra fridge. High level cupboards with down lighting. Work surfaces. Wall extractor fan. Internal door reveals the airing cupboard with insulated hot water cylinder and electric circuit breaker fuse box.

LOUNGE

5.87m x 4.62m (19'3 x 15'2)

Superb principal reception room. 11'6 high ceiling with halogen downlights. Curved double glazed window with plantation shutters overlooks the garden aspect. Two contemporary radiators. Wall mounted open display shelving unit. Useful lower wall mounted television unit to conceal wiring and controls. Double glazed French door gives access onto the SUN BALCONY.



SUN BALCONY

4.34m x 1.32m (14'3 x 4'4)

With wrought iron balustrade. Wood strip floor. Two outside wall mounted lights. The balcony enjoys a South Easterly sunny aspect with pleasant views looking onto the landscaped rear lawned gardens with rose/herb garden.



DINING ROOM/BEDROOM THREE

4.72m x 2.92m (15'6 x 9'7)

Very useful room leading from the dining kitchen that could be used as a third bedroom/dining room, office etc...Two arched windows look over the side and rear elevations and have plantation shutters. Matching Walnut wood strip floor. Feature stone fireplace with gas coal effect living flame fire with curved matching hearth. Contemporary radiator.

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MASTER BEDROOM SUITE

4.39m x 4.06m (14'5 x 13'4)

Spacious principal double bedroom. Two arched double glazed windows with fitted plantation blinds overlook the side court yard with mature trees in the back ground. 9'8 high ceiling with halogen downlighting. Double panel radiator. Telephone and television aerial sockets.



EN SUITE SHOWER ROOM/WC

2.34m x 1.63m (7'8 x 5'4)

With ceramic floor and part wall tiles. Three piece white suite comprises: corner step in shower compartment with a plumbed shower and pivoting outer door. Fixture Villeroy & Boch wash hand basin with chrome mixer tap and matching supports with wall mounted shaving point of and illuminated mirror fronted medicine cabinet above. The suite is completed by a Villeroy & Boch low level WC with mirror fronted storage cupboard over. Chrome heated ladder towel rail. Halogen ceiling downlights and wall mounted extractor fan.



BEDROOM TWO

4.52m x 4.17m (14'10 x 13'8)

Second well proportioned double bedroom. Two matching arched double glazed windows with fitted plantation blinds overlooks the side elevation with mature trees beyond. Double panel radiator. High ceiling with halogen downlights. Telephone and television sockets.



SHOWER ROOM/WC

2.26m x 1.96m (7'5 x 6'5)

With ceramic floor and part wall tiles. Three piece white suite comprising: Villeroy & Boch wash hand basin set in the matching tile topped display and having chrome mixer tap and illuminated mirror fronted medicine cabinet above and wall mounted shaving point. Further mirror fronted store cupboard. Villeroy & Boch semi concealed low level WC. Recently fitted step in shower with fixed screen, raindrop overhead shower and hand shower. Halogen ceiling downlights and wall mounted extractor fan. Chrome heated ladder towel rail.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

Seafield House stands in landscaped mature grounds principally laid to lawn with mature shrub and flower beds. Electrically operated personal and double gates leading to the garage and court yard. Communal bin store. From the front entrance of Seafield House you have delightful views towards Lytham Green.

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GARAGE

5.61m x 2.87m (18'5 x 9'5)

Brick constructed garage with electrically operated up & over door. Power and light supplies connected. (last garage on the right). The apartment has an additional second car parking space within the grounds.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £200 (to be confirmed). Council Tax Band F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £855 per quarter is currently levied.

NOTE

We understand lettings are allowed and pets are allowed as long as not a nuisance to other residents. (solicitors to confirm)

LOCATION

This outstanding 1st floor two/three bedroomed apartment is situated in this unique development known as Seafield House, being just yards from Lytham Green with the Ribble Estuary beyond. Lytham with its superb tree lined shopping facilities and town centre amenities is close by together with Lowther Gardens with its cafe, theater and gardens, also within a short stroll away. Seafield House is a stunning Grade II listed building which was carefully converted approx 11 years ago into eight luxury individual apartments enjoying a highly sought after location. Internal inspection is strongly recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared October 2019



TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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