



GLORIOUS DUPLEX MANSION APARTMENT WITH STUNNING COASTAL VIEWS  
THE UPPER APARTMENT, 30A EAST BEACH, LYTHAM ST. ANNES, FY8 5EX







### PRIVATE GATED ENTRANCE

Charming courtyard with raised planted border, exterior lighting and pathway to terrace and extensive rear garden.

### ENTRANCE VESTIBULE

With original leaded window and built in cloaks cupboard and storage. Stairs to the first floor.

### HALL

29'6" x 7'6" (8.99m x 2.13m) Grand open-plan central hallway running the full length of the first floor with all main rooms leading off. Turned staircase to the second floor. Two radiators.

### DRAWING ROOM

23' 10" x 17' 4" (7.26m x 5.28m) Elegant light-filled room with classic period features and large double-glazed sash bay window overlooking Lytham Green. High ceiling with original architectural mouldings. Ornate marble fireplace with gas living flame fire. Bespoke fitted cupboards and bookcases to both recesses. Two double radiators.

### CINEMA ROOM

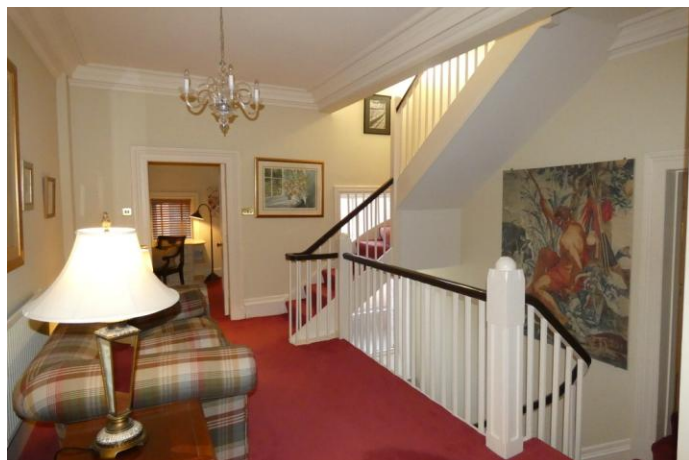
16' 4" x 11' 8" (4.98m x 3.56m) Stylish second reception room currently fitted with state-of-the-art cinema surround system. Feature marble fireplace, original architectural mouldings and large picture window overlooking the seafront. Double radiator.

### DINING KITCHEN

15' 2" x 14' 8" (4.62m x 4.47m) Well-appointed spacious kitchen with a range of solid oak wall and floor cabinetry and black marble work tops. Double range cooker, integrated Neff fridge, freezer and dishwasher. Decorative cornice. Double radiator.

### SITTING ROOM

15' 3" x 14' 10" (4.65m x 4.52m) Large comfortable family space adjoining open plan kitchen area. Double-glazed window with built-in window seat overlooking the rear garden. Spacious fitted storage cupboard housing Glow worm boiler. Gas-fired stove. Double radiator. Steps down to the kitchen.



### STUDY

8' 8" x 7' 10" (2.64m x 2.39m) Well-appointed, hand-crafted home office/study with built-in desk, cupboards, shelves and bookcases. Decorative cornice, radiator, double-glazed window.

### GUEST CLOAKROOM

Elegant small bathroom with WC, vanity unit with counter-top hand basin, storage space.

### BUTLER'S PANTRY

Walk-in storage space with fitted cupboards and cloak rail.

### SECOND FLOOR LANDING

### MASTER SUITE

16' x 14' 10" (4.88m x 4.52m) Delightful master bedroom with double glazed sliding doors leading to large balcony with slate floor and breath-taking views across Lytham Green, the Windmill and Ribble Estuary. Built-in closets and dressing table. Double radiator, Velux window.

### EN SUITE BATHROOM

9' 10" x 8' (3m x 2.44m) Modern white five-piece bathroom suite. Mirrored vanity unit featuring twin hand basins and spacious storage cupboards; bath with overhead power shower; bidet; and WC. Tiled floor, Velux window, double radiator and heated towel rail.

**DRESSING ROOM** Large walk-in dressing area with fitted wardrobes, extensive storage space and full-length mirror, Velux window, double radiator and tiled floor.

### BEDROOM 2

21' 2" x 14' 2" (6.45m x 4.32m) Spacious double bedroom with craftsman-built desk/dressing table and fitted open display units and cupboards. Double-glazed window overlooking rear garden, two Velux windows, double radiator.

### EN SUITE SHOWER ROOM

Tiled sports shower cubicle, hand basin, fitted storage cupboard.

### BEDROOM 3

15' 3" x 14' 9" (4.65m x 4.5m) Fabulous third double bedroom with attractive recessed stone fireplace with built in bookcase and fitted open storage and shelving. Double-glazed window overlooking rear garden and double radiator.

### BEDROOM 4

9' 9" x 9' 4" (2.97m x 2.84m) Lovely fourth bedroom with fitted storage cupboard, two Velux windows, radiator.





### FAMILY BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m) Modern, white three-piece bathroom suite comprising bath with overhead shower, hand basin and WC. Part tiled and panelled walls. Velux window and double radiator.

### UTILITY ROOM

7' 8" x 7' (2.34m x 2.13m) Ground floor fully fitted laundry/boot room with quarry tiled floor, fitted worktop and wall and floor cupboards. Plumbed for washing machine, tumble dryer and fridge. Double glazed window overlooking garden terrace.

### GARDEN

To the front of the property there is a large private drive with two off-road parking spaces and mature flower beds. An attractive private gated entrance to the side elevation leads to the Upper Apartment and rear garden.

To the rear is a paved dining terrace with pergola and trellis work leading to a substantial well-developed walled garden with central lawn and established trees and shrubs.

### DOUBLE GARAGE

18' 10" x 17' 4" (5.74m x 5.28m) At the rear of the garden is a double garage with remote controlled up-and-over door with access from South Warton Street. Electricity supply to the garage. Door leading through to rear garden.

### TENURE

Freehold.

### COUNCIL TAX

Band D

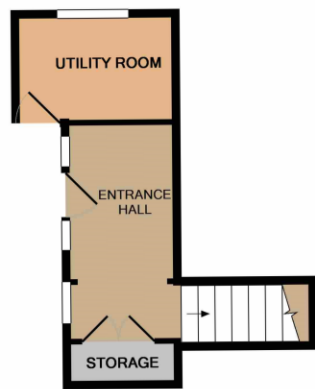
### EPC

Band D





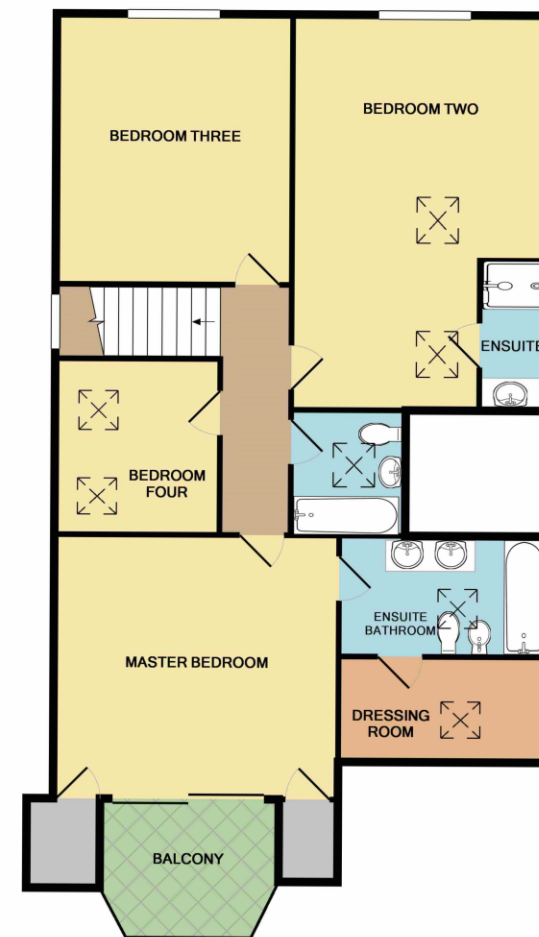




ENTRANCE FLOOR



FIRST FLOOR



SECOND FLOOR

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  
Made with Metropix ©2019