



10 East Beach, Lytham, FY8 5ET

£315,000

This Fantastic Three Bedroom Second Floor Apartment Offers Stunning Views Over Lytham's Sea Front & The Ribble Estuary. Offering Spacious Accommodation, Briefly Comprising: Reception/Dining Hall, Large Lounge, Kitchen, Three Double Bedrooms, Family Bathroom, Communal Gardens To The Front And Rear And Parking Space To The Rear.



Communal Entrance Hall

Approached via communal entrance vestibule, providing secure entry. Staircase leading to first and second floors.

Reception/Dining Hall



Obscure glazed doors and window from the second floor landing. Range of fitted storage cupboards, secure entry phone system, radiator, ceiling light, spot lighting and cupboard housing meters and consumer unit.

Lounge



UPVC double glazed window to the front, offering stunning views over Lytham Green and sea front. Brick fireplace with space for freestanding electric fire. Ceiling lights, radiators, TV aerial point and telephone point.

Kitchen



UPVC double glazed window to the side. Range of fitted wall and base units incorporating laminate work surfaces, kickboard LED lighting and inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Bosch oven/grill, microwave, Schott Ceran ceramic four ring electric hob with illuminated extractor above, Indesit fridge freezer, washing machine and Ignis dishwasher. Large format tiled flooring, tiled splash backs, spot lighting and contemporary vertical radiator. Door leading to rear communal landing with staircase leading to the ground floor and wall mounted Worcester Bosch combi boiler.

Bedroom One



UPVC double glazed window to the front, with fantastic sea views. Range of fitted wardrobes incorporating over bed storage. Ceiling light and radiator.

Bedroom Two



Skylight window. Ceiling light and radiator.

Bedroom Three

UPVC double glazed window to the rear. Ceiling light, radiator, and loft access hatch.

Bathroom



UPVC double glazed obscure window to the rear. Three piece white suite, comprising: panelled bath with black mixer tap, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted vanity unit with black mixer tap; and WC with concealed cistern and wall mounted push button flush. Ceiling light, white ladder style towel radiator, splashback wall panels and tiled flooring.

External

To the front, the property benefits from the attractive paved communal garden with a variety of plants and shrubs. To the rear, gated access leading to the private parking space, with a raised planted area.

Additional Information

Tenure - Leasehold for remainder of 999 year lease

Council Tax Band - D

Ground Rent - £9.50 per annum

EPC Results

Current Energy Efficiency Rating - C (73)

Potential Energy Efficiency Rating - C (79)

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

Floor Plans

