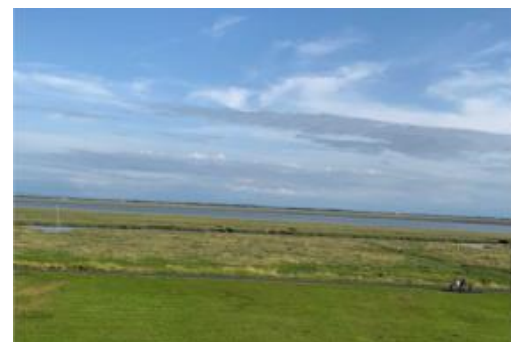
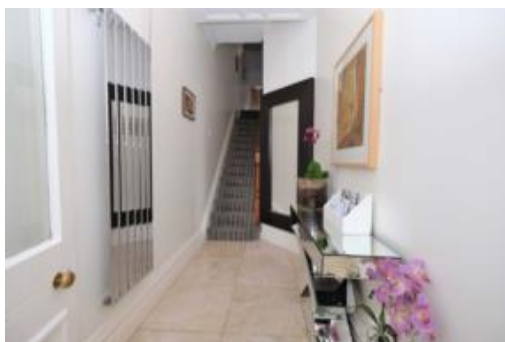




42 East Beach, Lytham, FY8 5EY

£450,000

This Fabulous Period Converted First & Second Floor Apartment Boasts The Most Wonderful Views, Overlooking Lytham Green & Ribble Estuary From Its Private Balcony. The Property Comprises: Private Entrance With Stairs To First Floor, Spacious Open Plan Living Dining Kitchen Also With Fabulous Views From The Large Picture Windows, Three Double Bedrooms Including Master With Walk-In Wardrobe An En-Suite, Two Bathrooms, Gas Central Heating, Double Glazed & Allocated Parking Space To Front Of Property - VIEWING ESSENTIAL



Ground Floor Private Entrance Porch

Composite exterior door with double glazed window above. Marble tiled flooring. Door to:

Entrance Hall

Staircase leading to the first floor. Marble tiled flooring, mirrored contemporary vertical radiator and ceiling light.

First Floor Split Level Landing

Aforementioned staircase from the entrance hall. Further staircase to the second floor. Doors leading to Bedroom One and Bathroom One. Open plan to:

Open Plan Living Dining Kitchen Area



Dining Area

UPVC double glazed window to the front, with views over Lytham's green and estuary. Spot lighting, antique style radiator, telephone point and space for dining table and chairs.

Living Area



UPVC double glazed bay window to the front with radiator below, offering fantastic panoramic views over the green and estuary. Feature stone fireplace with marble back and hearth and inset gas fire. Ceiling and wall lights, coving and TV aerial point.

Breakfast Kitchen Area



UPVC double glazed bay window to the side and further window to the rear. Range of fitted wall and base units with solid wood work surfaces incorporating undermount ceramic wash hand basin and chrome mixer tap. Integrated appliances include: Miele dishwasher, Bosch oven, microwave and five ring gas hob with extractor above, space and plumbing for washing machine. Spot lighting, tiled flooring and splash backs, and space for dining table and chairs.

Bedroom One



UPVC double glazed windows to the side. Antique style radiator, TV aerial point, spot lighting and loft access hatch. Opening to walk-in wardrobe with ample storage space and spot lighting. Door to:

En-Suite



UPVC double glazed obscure window to the side. Three piece white suite, comprising: walk-in shower with curved glass screen, chrome controls and overhead rain shower; wash hand basin mounted onto vanity unit with chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, wall mounted mirror, spot lighting, extractor fan, part tiled walls and fully tiled floor.

Bathroom One



Four piece white suite comprising: freestanding bath with central chrome mixer tap; corner shower cubicle with glass sliding doors, chrome controls and overhead rain shower; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, spot lighting, extractor fan, part tiled walls and fully tiled floor.

Second Floor Landing

Aforementioned staircase from the first floor. Velux skylight window. Ceiling light. Doors to the following rooms:

Bedroom Two



Double glazed door and windows leading out to the balcony. Spot lighting, wall lights, wood flooring, antique style radiator and TV aerial point.

Balcony



Glass balustrade, external lighting and space for table and chairs. Offering outstanding views over Lytham's green, the Ribble estuary and beyond.

Bedroom Three



UPVC double glazed window to the rear. Decorative cast iron fireplace, radiator, spot lighting, wall lights and loft access hatch.

Bathroom Two



Three piece white suite, comprising: panelled bath with chrome mixer tap; vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and push button flush. Wall mounted mirrored vanity cabinet, chrome ladder style towel radiator, spot lighting, extractor fan, part tiled walls and fully tiled floor.

External

The property is approached via a block paved driveway with allocated parking space, leading to a walk way with steps up to the main entrance.

Additional Information

Tenure - Leasehold for residue of 125 year lease

Council Tax Band - D

Ground Rent - £150 per annum

Worcester boiler is situated in the loft space. The loft has been boarded and insulated, offering fantastic potential for further development.

EPC Results

Current Energy Efficiency Rating - D (68)

Potential Energy Efficiency Rating - C (78)

Current Environmental Impact Rating - D (62)

Potential Environmental Impact Rating - C (76)

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

