



**Lytham**  
Estate Agents

**127 South Promenade**

St Annes On Sea | FY8 1NP



# 127 South Promenade

This Fabulous Victorian Seven Bedroom Semi Detached Property Is Currently Split Into Two Separate Flats, Both With Stunning Sea Views & Tastefully Appointed Throughout. Situated In A Sought After Location Within Easy Reach Of Lytham St Annes & The Sea Front. Ground Floor Apartment Comprises; Lounge, Kitchen, Two Double Bedrooms & Bathroom. First Floor Duplex Apartment Comprises; Lounge, Open Plan Kitchen Dining, Two Bathrooms, Four Double Bedrooms & Master Suite With Walk In Wardrobe And Ensuite. Off Road Parking, Large Front Garden & Private Rear Garden With Summer House/Office. This Versatile Property Would Benefit A Multi- Generational Family.







## Ground Floor Apartment

### Entrance

Accessed via door to side with double glazed window opening to entrance porch leading to hallway.

### Hallway

Feature smoked glass windows and door opening to hallway. Useful under stairs storage cupboard. Ceiling light, coving, radiator. Further feature smoked glass archway. Doors leading to;

### Lounge

UPVC double glazed bay window front with fitted blinds and window to side. Feature fireplace with wall mounted electric fire and wooden surround. Ceiling light, coving, radiator.

### Master Bedroom

UPVC double glazed window to rear and two further obscure leaded window to side. Ceiling light, coving, radiator.

### Bathroom

UPVC double glazed obscure window to side. Three piece suite comprising; WC with push button flush, pedestal wash hand basin with chrome mixer tap, step in shower enclosure with glass door and wall mounted shower controls with hand held shower attachment on riser rail. Ladder style towel radiator, spot lighting. Tiled flooring.

### Kitchen

UPVC double glazed window to side and door opening to rear. Range of fitted wall and base units with laminate work surface incorporating 1 ½ stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include; four ring induction hob with extractor above, microwave, oven/grill, fridge freezer, dishwasher, space and plumbing for washing machine. Spot lighting, radiator. Tiled splash back.

### Bedroom Two

UPVC double glazed windows to rear. Fitted cupboard and drawers. Ceiling light. Coving, radiator.

## First Floor Apartment

### Entrance

Accessed via door to front opening to porch. Stairs leading to first floor. UPVC double glazed window to side. Radiator, spot lighting.

### First Floor Hallway

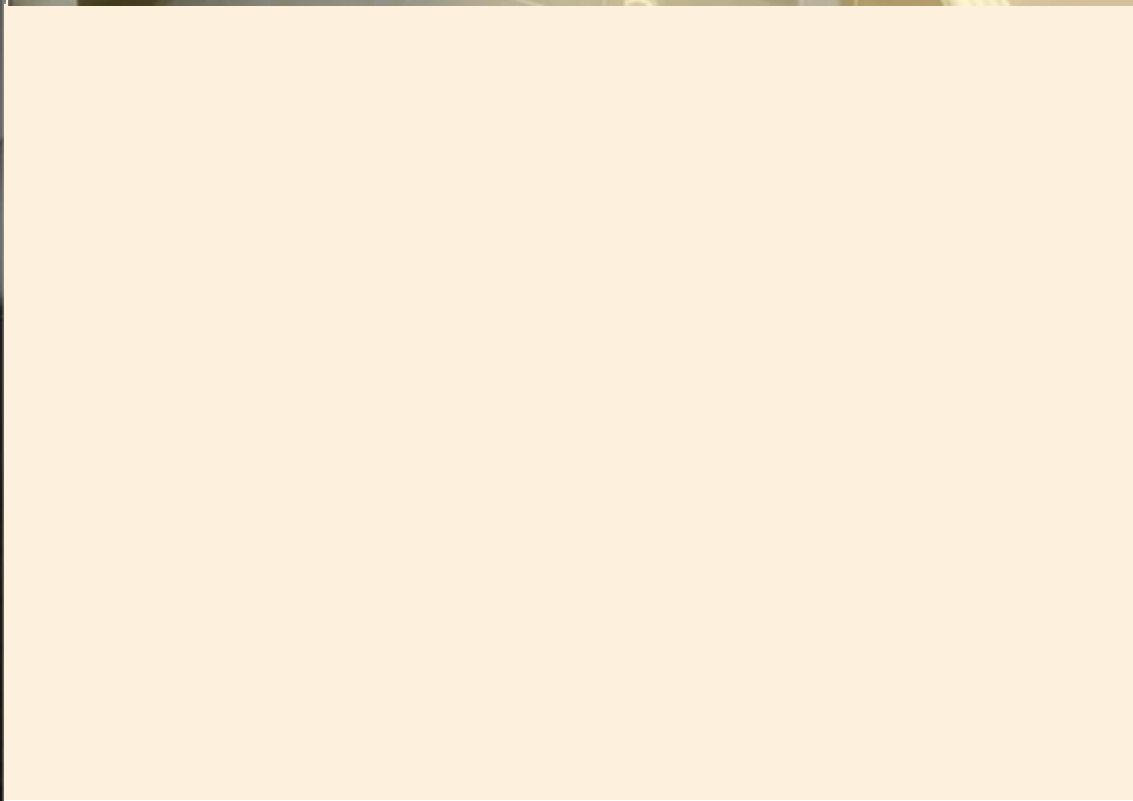
Stairs leading to second floor. Feature shelving. Ceiling light, radiator. Doors leading to;

### Lounge

UPVC double glazed bay window to front with fitted blinds. Feature fireplace with log burning fire and stone hearth. Ceiling light, wall lights, coving, radiator.







### **Kitchen**

UPVC double glazed windows to front and rear. Range of fitted wall and base units with over cabinet lighting and quartz work surface incorporating 1/2 sink and drainer unit with chrome mixer tap. Integrated appliances include; double oven/grill, combi microwave with warming drawer, coffee machine with warming drawer, wine fridge, dishwasher and fridge freezer. Space and plumbing for washing machine and dryer. Feature fireplace with log burning fire and stone hearth. Ceiling lights, radiator.

### **Bathroom**

UPVC double glazed obscure window to side. Four piece suite comprising; twin pedestal wash hand basin with chrome mixer taps, WC with push button flush, large two seater bath with chrome mixer tap and hand held shower attachment. Wall mounted mirrored vanity cabinets. Extractor. Spot lighting. Ladder style towel radiator.

### **Bedroom Two**

UPVC double glazed window to rear. Feature fireplace with log burning fire and stone hearth with wooden surround. Ceiling light, coving, radiator.

### **Second Floor**

Aforementioned stairs. Feature sky light and shelving. Ceiling light, radiator. Doors leading to;

### **Bedroom Three**

Sky light. Three piece suite comprising; WC push button flush, vanity unit with inset wash hand basin with chrome mixer tap, step in shower enclosure with glass screen and wall mounted shower controls with hand held shower attachment on riser rail. Spot lighting, extractor. Ladder style towel radiator. Tiled floor and part tiled walls.

### **Bedroom Four**

UPVC double glazed window to side. Feature fireplace with log burning fire. Ceiling light, radiator.

### **Bedroom Five**

UPVC double glazed window to side. Ceiling light, radiator.

### **Master Suite**

UPVC double glazed window to front. Door to walk in wardrobe area with further door leading to En-suite.

### **External**

To the front - Paved pathway leading to front access. Large artificial lawned area. Bordering plants, shrubs and trees.

To the rear - Large artificial lawned area and decked area with bordering shrubs and trees. External power and lighting. Summer House/Office.

### **Office/Gym**

This versatile space would be beneficial for a number of uses including; home office, gym, games room or summer house. Double glazed Velux window, electric heaters and fully wired.





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 misstatement. 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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