



East Beach, Lytham St Annes, FY8 5EX

Offers Over £1,150,000





Views



East Beach, Lytham St Annes, FY8 5EX

Offers Over £1,150,000



5 Bedrooms



4 Bathrooms

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- Superb spacious home with panoramic views across Lytham Green and to the coast
 - Gorgeous open living kitchen perfect for entertaining
 - 5 bedrooms, 4 bathrooms
 - Plenty of parking at the front
 - Lovely gardens and double garage at the rear
 - Walking distance to Lytham's vibrant Town Centre



Oh the Lytham lifestyle! Positioned along East Beach, this impressive 5 bedroom home is well located to enjoy the vibrant Town Centre that Lytham offers. The house has oodles of space inside and out, including open plan living, an incredible principle bedroom and 4 further bedrooms 2 with ensuites and 2 sharing a 'jack and jill' bathroom.. Unlike so many homes in the area, there is plenty of parking at the front, a charming garden at the rear and double garage.

Set along Lancashire's picturesque Fylde Coast, Lytham is a charming seaside town renowned for its upmarket character, beautiful green spaces and relaxed coastal lifestyle. With its iconic promenade and green, sweeping sea views and the distinctive Lytham Windmill overlooking the Ribble Estuary, the town offers a wonderful blend of traditional charm and modern-day convenience.

There is plenty of parking at the front of the property and a path to the steps that rise up to the substantial front door. The front door opens into the tiled entrance vestibule and a further door opening into the entrance hall. The entrance hall has a WC off and an attractive staircase that rises to the first floor.

The lounge enjoys and impressive bay window and enjoys incredible views across Lytham Green and to the coast. A contemporary living flame gas fire gives a warming welcoming feel to the space.







The living kitchen is open to the lounge and dining area giving an open plan feel, but with a feel of separation. The kitchen has a range of kitchen units and a large and highly sociable central island. The Aga makes a wonderful centrepiece and statement in the room, integrated appliances including a dishwasher, overhead extractor microwave and an Aga fridge. Open to the dining area; there are bifold doors that can be opened to the charming rear gardens, making this an ideal space for entertaining.



Off the kitchen is a room that cleverly combines its use as a second kitchen type area and play room. Perfectly located for family use.

The lower floor is a useful space; the snug is tucked out of the way and is the perfect place to enjoy peace, or to take noise to! The utility room is also found here along with space for storage.





The staircase rises from the ground floor entrance hall to the first floor landing. The principle bedroom is something to behold with all that space and those breath-taking views. There is a dressing area with fitted open wardrobes. The spacious ensuite has a wet room shower, a bath, wash basin in a unit and WC.

Bedroom 2 has a window to the side. The bathroom includes a double ended bath, wash basin and WC.

The staircase rises to the second floor landing. Bedroom 3 has views to the side and includes a shower ensuite. Bedroom 4 shares a jack an jill bedroom with bedroom 5.

There are attractive gardens encompassed by a fabulous brick wall. 'The Coach House' / garaging is to the end of the garden with access from the rear, space for two vehicles and benefits from recently fitted, electric grey roller shutter doors, aluminium side access door and an aluminium rear access gate. There is also a large storage room above the garage.

Within the last few years, the sellers have recently installed new windows including Velux in 2025, new roof in 2025, new doors to kitchen in 2020 and some bathrooms.







Location

At the heart of Lytham is its welcoming town centre, where independent boutiques, cafés, restaurants and everyday amenities to include, healthcare providers, schools and places of worship. The famous Lytham Green provides a beautiful open space for leisurely walks and enjoying the coastal scenery, while the surrounding coastline offers plenty of opportunities to get outdoors and embrace the fresh sea air. Private Schools in the area include AKS Lytham, Rossall School and Kirkham Grammar School.



Lytham also benefits from excellent connections to nearby towns and cities, with St Annes, Blackpool and Preston all within easy reach. The area is particularly appealing to those seeking a charming coastal setting without sacrificing access to a wide range of amenities and transport links.



Lytham Green

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system. There is a 7KW Myenergi Zappi electric car charging point on the driveway and to the front of the property.

Parking allocated and number of spaces : The property benefits from plenty of offstreet parking on the driveway to the front and also within the garaging to the rear.

Construction Type : Accrington brick, slate roof.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach and Nexfibre available in the area

Mobile signal: EE, Three, Vodafone & O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : ///starfish.discussed.lanes

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

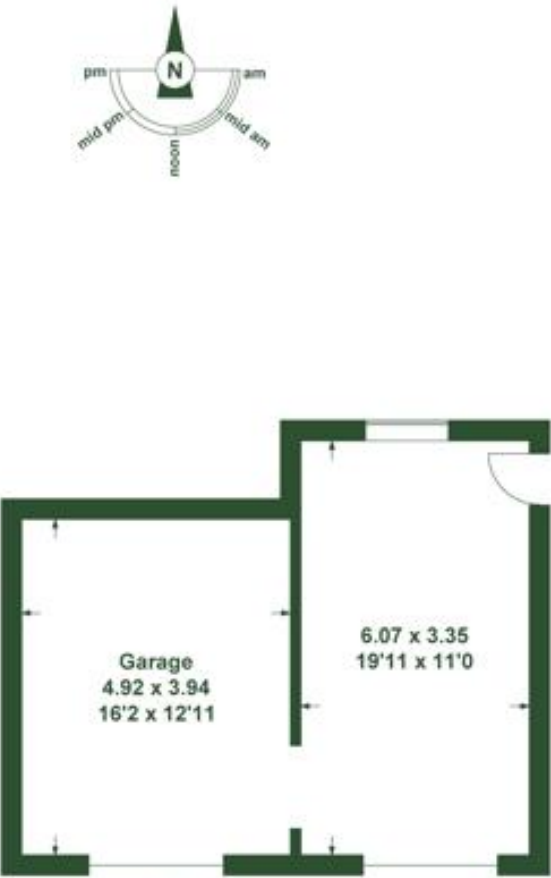
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 366.90 sq m / 3949 sq ft
Garage : 40.45 sq m / 435 sq ft
Total : 407.35 sq m / 4384 sq ft

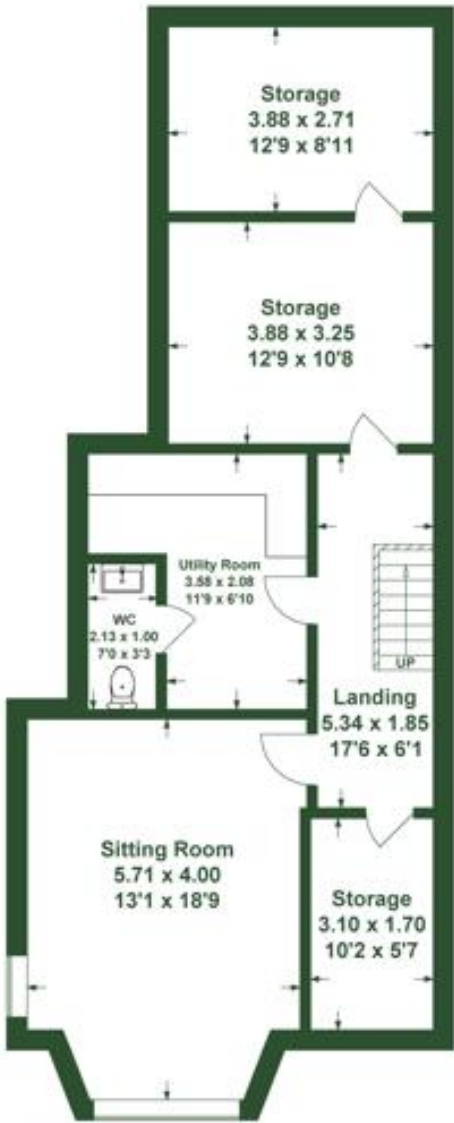
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



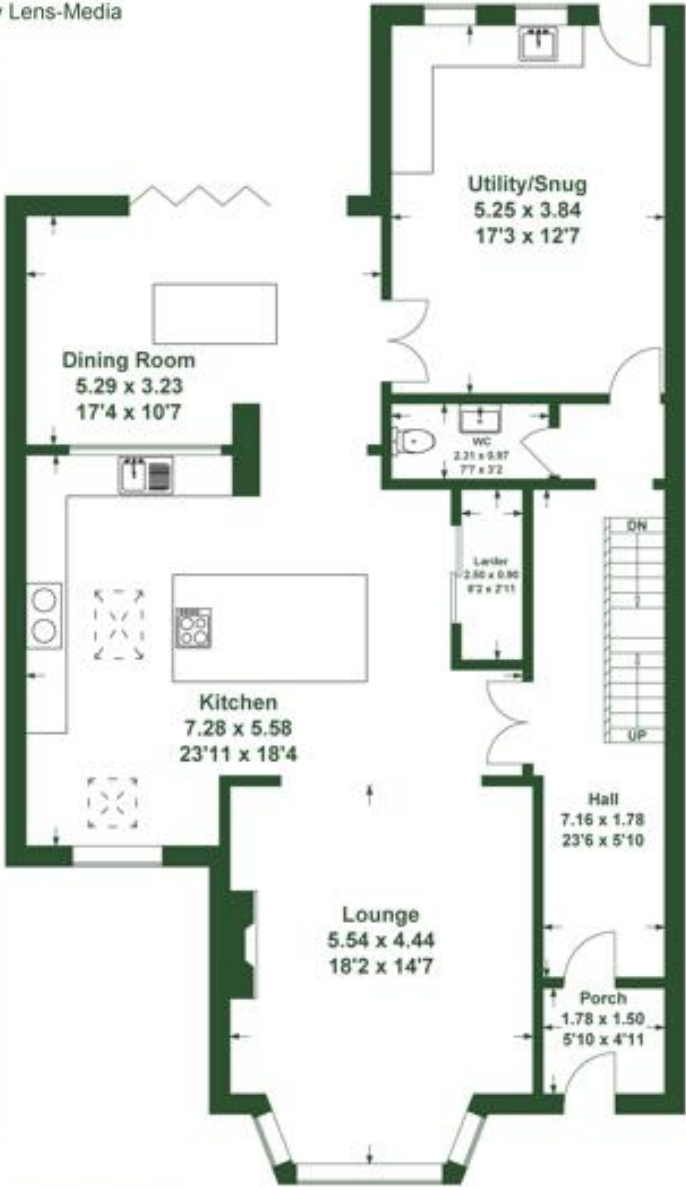
Garage Ground Floor



Garage First Floor



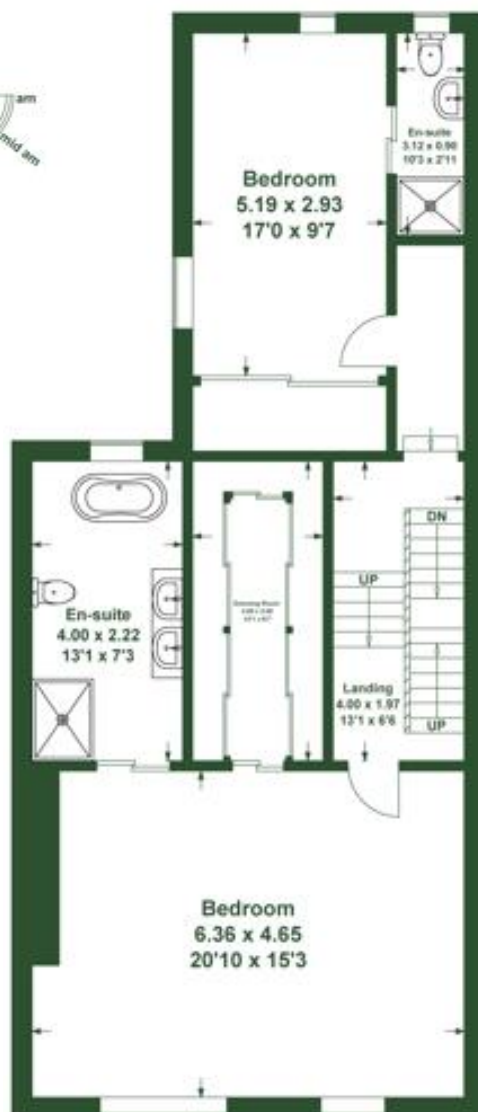
Basement



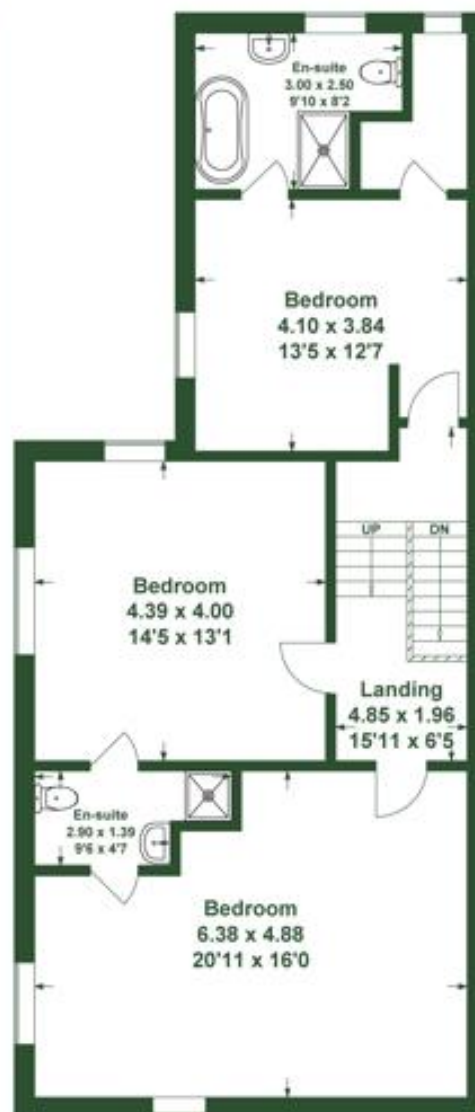
Ground Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



First Floor



Second Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Views

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