



St. Annes Road West, Lytham St. Annes FY8 2NE

Asking Price £550,000





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3 Bedrooms



2 Bathrooms

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- Super coastal penthouse apartment.
  - Fabulous wraparound balcony with direct sea views.
  - Incredible principal bedroom with dressing room and ensuite.
  - Lift access to the apartment and allocated parking for several vehicles.
  - Sought after location on the seafront at St. Annes, a stones throw from local shops, restaurants and transport links.
  - Guest bedroom and third bedroom/study with family bathroom.





Welcoming you to The Majestic. This superbly positioned penthouse apartment enjoys the most amazing views directly across the water, St. Annes Pier and the beautifully maintained promenade gardens and fountains. Offering generous living space throughout, this home features a stunning wraparound balcony that perfectly captures uninterrupted sea views. This exceptional home provides an ideal setting for both entertaining and relaxation, whilst also opening an exciting opportunity to move in and add your own personal touch.

Positioned in a building known as The Majestic and conveniently placed in a sought after spot offering an easy stroll into the heart of St. Annes town centre. There are also scenic walks for you to take full advantage of along the new paths at Granny's Bay and around Fairhaven Lake. Nestled in between St Annes and Fairhaven, with Lytham only a short distance away, this home offers the perfect balance, allowing you to enjoy the best both towns have to offer.



Access to the apartment is available via a lift or staircase from the main entrance. The main entrance has several doors providing access to the various rooms, as well as the private residents car park.

Upon entrance into the penthouse apartment, you are welcomed in by an amazing entrance hallway with doors off this space and leading to the main lounge.





The spacious kitchen offers an abundance of storage and worktop space, complete with a range of fitted, solid wood cabinetry and integrated appliances including a hob, extractor, fridge freezer and ovens. There is also a walk in pantry/utility room offering excellent additional storage space, plumbed for a washer dryer. The kitchen is open to the dining area with sliding doors opening onto the wraparound balcony, extending the living space outdoors. A perfect place to dine al-fresco. There is an additional outdoor tap conveniently placed here.

The 'L shaped' lounge is a super room which is likely to be the hub of this home. There are two sliding doors leading out onto the balcony where those breath taking direct sea views can be enjoyed. There is an outdoor tap to this side. The additional large windows to this room allow plenty of natural light to flood through the home. The windows throughout the property act quite literally as living paintings of the seaside.

There is another lounging area within the main lounge keeping it open plan but separate.

The reception and dining spaces are ideal for those who love to entertain or simply relax into this lovely coastal position.



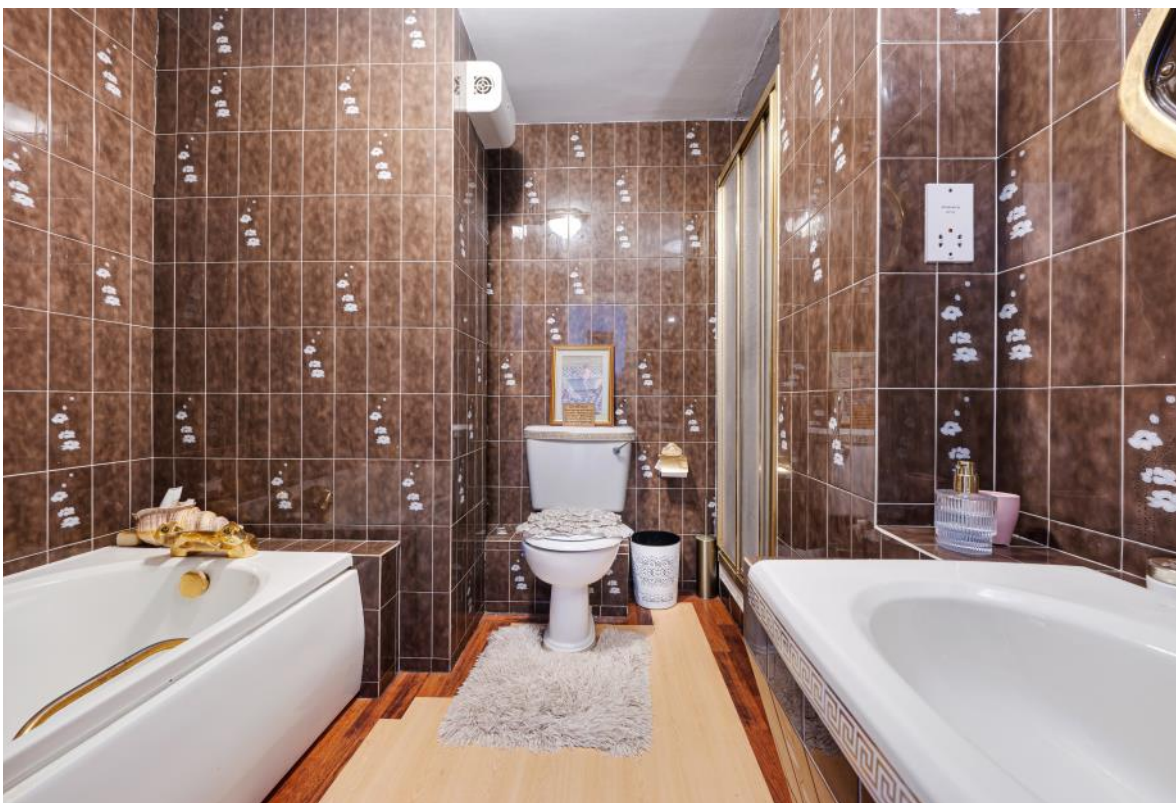




The principal bedroom suite is generous in size and benefits from its very own en-suite and dressing room with a range of fitted wardrobes. Again, there are sliding doors to this room onto the wraparound balcony with views across the waters to the side of the property.

The second bedroom, third bedroom and family bathroom are found off the main hallway. Bedroom three benefits from fitted wardrobes.

The property benefits from two designated car parking spaces within the internal residents car park on the ground floor. The seller has recently had an electric socket fitted.



The property is found on St. Annes seafront, right in the heart of St. Annes and a short distance from Lytham. Lytham St. Annes itself is a popular high-end destination location and is home to many who enjoy the seaside yet also enjoy the connectivity of the local area. There is good access onto the main road and motorway network and a train station is available in Lytham which links through to the Preston main line station.

The block is currently managed by Rowan Block Management. The service charges are invoiced by Rowan annually. 2026 - £5,095.71. The freeholder is Simarc Property Management Limited and the ground rent is £65 per annum payable to Simarc.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** There is parking for two cars available in the inside car park.

**Leasehold :** Length of lease 892 years from 1979. There are 845 years remaining on the lease.

**Construction Type :** Brick, steel reinforcement internally. Concrete stairs.

**Building Safety / Fire Safety :** We do hold a copy of the EWS1 form. Lancashire Fire and Rescue have issued an enforcement notice on the building due to inactivity of fire remedials by the previous agent. This is being reviewed in May 2026 by the fire brigade who are reviewing a proposed action plan for remedials. Summary of works required are remediation/replacement of fire doors in communal areas and apartment front doors, AOV installation in communal stairways and compartmentation breaches.

**Restrictive Covenants :** None known.

**Listed building :** The property is not listed.

**Conservation Area / AONB :** 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 Agencies website the property sits in flood zone 1.

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** There is a lift to the building and the apartment benefits from wider doorframes with low step in shower.

**Coal field / mining area :** N/A

**Scheduled Works :** There are scheduled works within the main block comprising remediation of structural defects to part of the front elevation and side elevation of the apartment building including refurbishment of balconies. The works programme duration is estimated 63 weeks with completion expected in May 2027. There is a balance due on the account for Apartment 59 which we understand the seller will be clearing upon completion.

### Communications :

Broadband: Openreach and EE available in the area

Mobile signal: Vodafone, EE, O2 and Three 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.

**Please note:** Armitstead Barnett 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 Leasehold with vacant possession upon completion.

**Local Authority:** Fylde Borough Council      **Council Tax:** E

**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.

**What3words Location :** [///spent.plant.tribune](https://www.what3words.com/#!/en/SpentPlantTribune)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett 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.

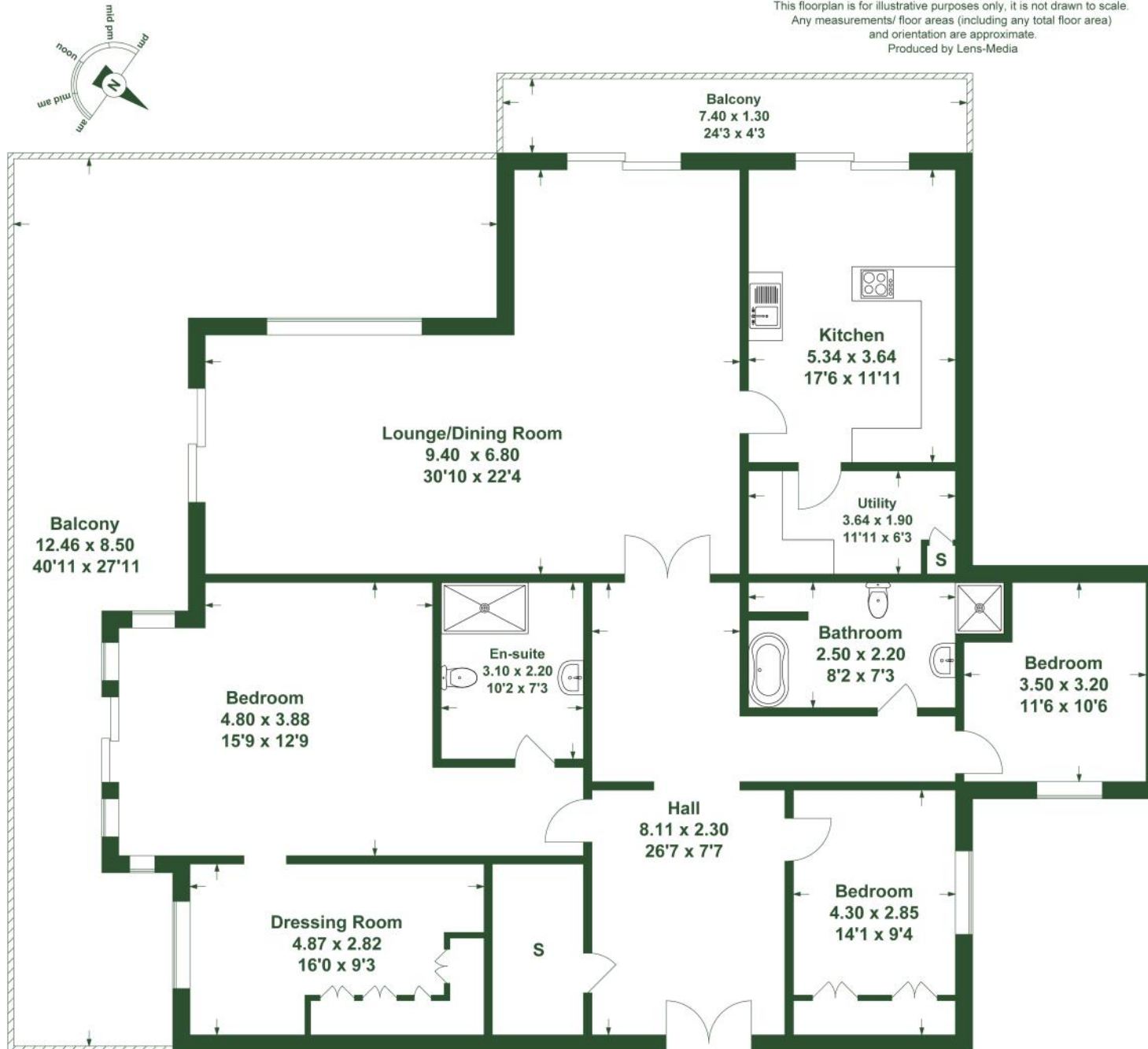
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 203.39 sq m / 2189 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



Arritstead 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 Arritstead 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 to 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 Arritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155



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