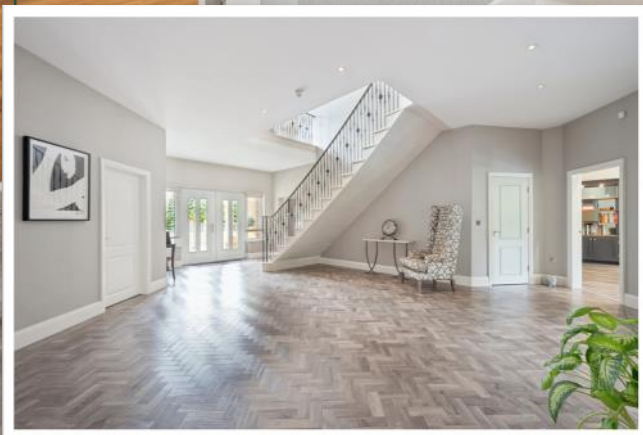




Regent Avenue, Lytham St Annes FY8 4AG

Asking Price £1,950,000







Regent Avenue

Lytham St Annes, FY8 4AG

Asking Price £1,950,000



6 Bedrooms



7 Bathrooms

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- Superb detached home in a prime position including a self-contained annex with kitchenette, lounge, en-suite and a separate entrance.
 - Living kitchen with 4 further reception rooms and each bedroom with its own en-suite.
 - Including an incredible principle bedroom suite.
 - One of the most prestigious addresses in the area.
 - Oodles of parking, double integral garage, utility room, control room and boot room.
 - Sought after location within a short distance of the amenities of Lytham and Ansdell.
 - Excellent range of schools in the area and good access to the main road and motorway network.



Introducing this highly attractive, contemporary home positioned on the highly sought after Regent Avenue.. This impressive property is sure to wow you! There is a lot to love here. Extending to over 6570 sq. ft plus garaging the property provides an outstanding level of accommodation arranged over an excellent private plot. Beautifully presented throughout, the home offers a gorgeous living, dining kitchen, 4 further reception rooms, 6 bedrooms each with their own ensuite, a dressing room, the self contained annex with its own entrance, utility room, boot room, control room and integrated garages, there is so much space to be enjoyed. There is oodles of parking to the front as well as the integral garages. The house is set within an excellent plot that offers good levels of privacy. All beautifully presented, this house is simply a 'must see' for all those looking for a home with plenty of space within an exclusive location.



This exclusive address offers the perfect blend of tranquillity and convenience. Set within a peaceful residential area, the property is just moments from Lytham's vibrant town centre. The up market Town of Lytham is a popular with locals and visitors alike, with its iconic stretch of Green and windmill, along with a wonderful bustley town centre with plenty of fabulous eateries, pubs, wine bars along with independent shops, supermarkets, places of worship and healthcare providers. Lowther Gardens is a stunning open park space with a theatre, café, tennis/padel courts and park. The historic Lytham Hall also provides historic interest and a superb place to visit both the café and the grounds.

There is good access to the main road network and motorway beyond. Lytham has a train station which links to Preston, Preston being a main line station, making an ideal location for commuters. Lytham is renowned for its array of golf courses to include Royal Lytham St Annes Golf Club, Fairhaven, Old Links and Green Drive. There are a range of great primary and secondary schools in the area, to include private schools such as AKS Lytham, Rossall School and Kirkham Grammar School.





The fabulous frontage really sets the tone ahead of entering the home. The stone pillars lie either side of the front door and opens into an impressive yet welcoming entrance hallway, complimented by Kamdean herringbone flooring, where the feature, curved staircase with wrought iron balustrades, sweeps up to the first floor. The under floor heating to the ground floor is a great and inviting feature for when you slip your shoes off upon entrance to the home and step onto the toasty flooring. A conveniently positioned Villeroy & Boch suite WC and boot room is found off the entrance hall with a range of fitted cabinetry.

From here, the accommodation extends beyond. To either side and to the front of the property are two great reception spaces, currently utilised as the home office and the games room. Ahead, leads to the rooms to the rear of the property; The dining room, the formal lounge and the hub of the home.. The living dining kitchen.. The fitted kitchen is complimented by Quartz worksurfaces, a breakfast bar and its very own larder cupboard. Integrated Miele appliances include; a combi oven, a steamed oven, coffee machine, two warming drawers as well as a vacuum packer, microwave, fridge, freezer, induction hob with built in extractor, chrome mixer tap with instant boiling and water filter and a wine cooler. The sky lantern's above the central island flood this space with plenty of natural light. There is a generous space for both relaxed seating and dining, with the layout flowing into the adjoining lounging area and dining area of the room. The large sliding doors open out onto the rear gardens from the kitchen area and also the lounge area, which creates an exceptional hub for entertaining both outdoors and in. This room is likely to be the heart of this stunning home.



The dining room sits adjacent to the kitchen, an ideal layout for hosting perhaps some fabulous dinner parties or Christmas dinner. This room also enjoys views out to the rear with patio doors opening onto the patio. The formal lounge sits adjacent to the dining room which is a fabulous room. Again opening onto the rear gardens from the sliding doors.

The utility room includes a range of fitted units with again Quartz work surfaces to match the kitchen. There is a space here for a washing machine, a dryer, as well as a fridge/freezer. A wash hand basin also adds to the practical element of this room. The control room is also found off the kitchen/living area, a very practical room, practically placed.





The curved staircase leads to the first floor galleried landing, patio doors open onto the balcony overlooking the front, a great place to relax on a summers day, or even a space to wind down of an evening.. The choice is yours.

There are 4 bedrooms to this floor, each with their own en-suites. The principle bedroom suite is superb and includes a very generously sized bedroom with fitted furnishings adding to the luxury of the room. The suite also includes its very own dressing room, again with fitted wardrobes and cabinetry, leading to the en-suite. This space is a great retreat for a soak after a long day. Tiled floor to ceiling and including a his and hers sink within vanity unit, double ended bath, two heated towel rails, walk in shower and WC.

The adjoining room is currently utilised as a dressing room, a wonderful space to get ready morning or night and completely kitted out with surround fitted wardrobes and a fitted dresser central piece.



Bedrooms three and four are both well proportioned double bedrooms with one to the front of the property and one positioned to the rear. Both bedrooms have the addition of their own fitted dressing rooms and en-suite shower rooms. Each en-suite is complete with a walk in shower, WC, heated towel rail and wash hand basin within vanity unit

The staircase rises again to the second floor landing. Doors open up either side to bedrooms five and six, again with their own en-suite shower room. Comprising a walk in shower, wash hand basin, WC and heated towel rail. Velux windows are a great addition to both rooms plenty of light to flood into the rooms. Bedroom six also features a storage cupboard. A perfect place for guests.

The family bathroom showcases a double shower with glass doors, wall mounted controls and steam room function, wash hand basin within marble vanity unit, freestanding bath, heated towel rail and WC.





The annex has separate access and is placed above the garaging. This excellent space includes a living area, kitchenette, bedroom and shower room. This space could be utilised however you wish, a guest suite, perhaps a gym? Or a space to work from home, 'away from home'.

This particular property benefits from a substantial lawned and paved frontage, providing parking for multiple vehicles in addition to the integral garaging, ideal for both family living and visitors without compromise.

To the rear, the gardens are easily accessed from all the doors across the back, creating a great combination for indoor and outdoor entertaining spaces.

There is a sizeable patio offering ample room for seating and dining alfresco with beautiful lawns to the other side of the gardens. Raised planted borders surround the patio and shrubs border the landscaped gardens. A wooden summer house is positioned to the rear and gated access to the side leads to the front of the property.

The integral garages are fitted with electric up and over doors and provide access to the rear garden and entrance to the annex.







General Remarks

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

Parking allocated and number of spaces : The property has a double garage and plenty of parking ahead to the front.

Construction Type : Brick with tiled roof

Building Safety: No issues known.

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

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 Agencys 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 tha 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 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.

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 H

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 : ///detail.routine.pranced

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

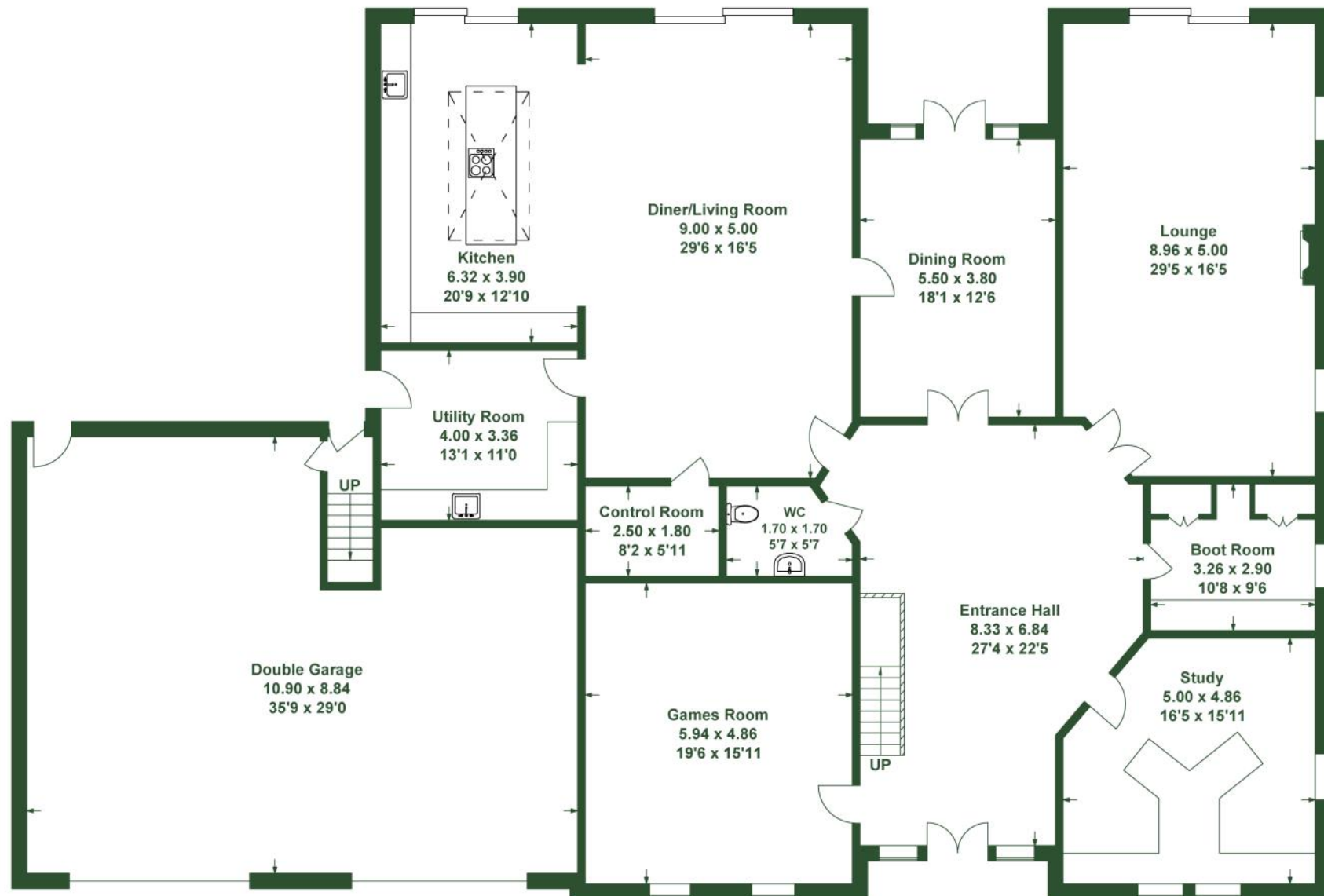
Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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 : 611.02 sq m / 6577 sq ft
Garage : 86.88 sq m / 935 sq ft
Total : 697.90 sq m / 7512 sq ft



Ground Floor

Reception Room
5.62 x 4.99
18'5 x 16'4

Bedroom
8.31 x 5.00
27'3 x 16'5

En-suite
2.20 x 1.70
7'3 x 9'7

Bathroom
4.30 x 3.45
14'1 x 11'4

Steam Room

Bedroom/Dressing Room
6.31 x 5.00
20'8 x 16'5

En-suite
3.70 x 2.87
12'2 x 9'5

Dressing Room
5.00 x 2.60
16'5 x 8'6

Bedroom
6.20 x 5.00
20'4 x 16'5

Bedroom
7.50 x 3.81
24'7 x 12'6

En-suite
2.39 x 2.00
7'10 x 6'7

Bedroom
5.10 x 4.68
16'9 x 15'4

Balcony
3.00 x 1.80
9'10 x 5'11

Landing
9.44 x 5.10
31'0 x 16'9

UP

DN

Loft
3.00 x 2.50
9'10" x 9'5"

Shore
1.98 x 1.50
6'0" x 4'11"

St

Bedroom
8.00 x 5.14
26'3" x 16'10"

Loft
3.00 x 1.90
9'10" x 6'1"

DN

Landing
3.60 x 1.00
11'6" x 4'11"

Eaves
6.35 x 1.00
20'10" x 3'3"

Bedroom
8.00 x 5.13
26'3" x 16'10"

Very energy efficient - lower running costs		Energy	Costs
(92+)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



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