

GROUND FLOOR  
42.5 sq.m. (458 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

**31 EAST BEACH, LYTHAM ST. ANNES  
FY8 5EQ**

**ASKING PRICE £219,950**

- SECURE PRIVATE ENTRANCE - MODERNISED TO A HIGH STANDARD THROUGHOUT
- LOVELY COMMUNAL GARDENS - GARAGE
- ONE DOUBLE BEDROOM - ONE GOOD SIZED LOUNGE - CONTEMPORARY KITCHEN AND BATHROOM
- OFFERED WITH NO CHAIN LOCATED IN A VERY SOUGHT AFTER LOCATION WITHIN A STONES THROW FROM LYTHAM GREEN, THE ESTUARY AND LYTHAM CENTRE WHERE YOU WILL FIND A NUMBER OF BARS, RESTAURANTS, SHOPS AND TRANSPORT LINKS



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, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Entrance

Entrance to the building is gained via a UPVC double glazed sliding door providing entrance to;

### Entrance hall

Entry phone system, stairs leading to the upper floors, storage cupboard for each flat, door leading to flat 1

### Hallway

Entrance gain via solid timber door, under floor heating, letter box, entry phone, telephone point, skirting, cupboard providing storage for coats etc, cupboard housing hot water cylinder with space for storage

Doors leading to the following rooms;

### Lounge

15'6 x 9'11 at widest point  
UPVC dual aspect double glazed window to the rear providing views of the communal gardens, under floor heating, venetian blinds, electric heater, carpets, TV point, smoker detector, light

### Kitchen

9'9 x 7'7 at widest point  
UPVC double glazed window to rear providing views of the communal gardens, under floor heating, range of contemporary cupboards base units and drawers, 'Stoves' induction hob, integrated appliances include: oven, microwave and coffee machine, oak work surfaces, extractor fan, stainless steel sink and drainer with mixer tap, light, part tiled walls, venetian blinds

### Bedroom

12'0 x 9'3  
UPVC double glazed windows to the rear providing views of the communal gardens, under floor heating, cupboard with light providing storage for clothing, venetian blinds, skirting, carpet



### Bathroom

7'7 x 5'5  
White two piece suite comprising of pedestal wash hand basin with mixer tap and WC, under floor heating, over head mains powered shower in large cubicle, mirror, extractor fan, recessed lights, mirror, electric shaver charge point, chrome wall mounted towel heater,

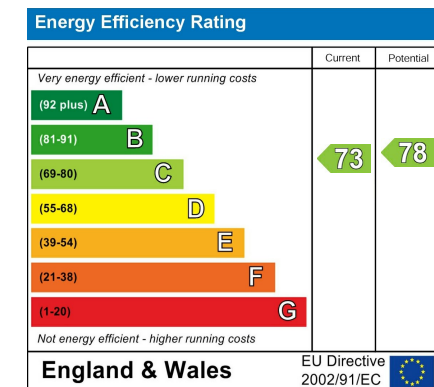
### Outside

Visitors parking at the front and garage with electric door, internal electrics and water to the rear. There are also beautiful communal gardens and bin storage area to the rear.

### Other details

Tenure - leasehold ( 947 years remaining), maintenance charge is £240 quarterly, no ground rent payable as beach court maintenance Ltd own the freehold and each apartment owner is a shareholder  
Council tax band b - £1,621.00 per annum  
EPC rating - Tbc

\*\*\*\*\* PETS AND LETTING THE PROPERTY OUT ARE PROHIBITED \*\*\*\*\*



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