



**Lytham**  
Estate Agents

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**Apartment 12 Beach Court, 31 East Beach, Lytham FY8 5EQ**

**Offers Over  
£399,950**

*Beautifully presented two-bedroom period apartment full of character and ideally situated just a short walk from Lytham's town centre. It boasts stunning views overlooking the picturesque Lytham Green and the Ribble Estuary.*



**Entrance Hall**

Accessed via door from communal entrance hall. Secure entry phone system, coving, electric radiator, ceiling light, Amtico flooring and utility cupboard with space and plumbing for washing machine or washer dryer. Doors leading to the following rooms

**Living Room**

Double glazed sash bay window to the front. Period features incorporating decorative mouldings to ceiling. Ceiling light, picture rail, TV aerial point and radiators. Feature fireplace incorporating marble surround, tiled back and hearth and inset living flame gas

**Kitchen Diner**

Range of fitted wall and base units incorporating bespoke work surface and single bowl sink with Franke chrome mixer tap. Integrated dishwasher, space for AGA range cooker, Rangemaster American style fridge freezer and freestanding cooker. Tiled splash backs, large format stone tiled flooring, contemporary low hanging ceiling lights, TV aerial point and lighting under

**Bedroom One**

Double glazed sash window to the front with window seat. Coving, picture rail, ceiling light, TV aerial point, radiator and fitted wardrobes.

**Bedroom Two**

UPVC double glazed window to the side. Fitted storage cupboards and further cupboard with clothing rail. Radiator, picture rail and ceiling light. Door to Ensuite

**Ensuite**

Three piece suite comprising: Walk in shower enclosure with glass shower screen and mains shower attachment. Wall mounted wash hand basin with vanity below and push button flush WC. Wall mounted mirror with lighting, fully tiled walls and fully tiled floor.

**Bathroom**

Three piece suite comprising: Walk in shower enclosure with rainfall shower head and hand held attachment on riser rail. Wash hand basin and low level flush WC set in vanity unit with drawers, cupboards and shelving. Wall mounted mirror with lighting and extractor fan. Chrome heated towel rail, fully tiled walls and fully tiled floor.

**Garage**

To the rear, the property benefits from a single garage with electric up and over door, power and lighting.

**External**

This property features guest parking at the front, providing convenient access for visitors. Additionally, there's an apartment owner patio at the front, offering picturesque views of Lytham Green.

At the rear, you'll find a meticulously maintained communal garden, adorned with shrubs and bordered by trees, providing a serene outdoor space.

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# Floor Plans

GROUND FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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