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Estate Agents

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**Flat 4, Sandbanks, 157 Inner Promenade, Lytham St. Annes  
FY8 1DW**

**£525,000**

*Exceptional top-floor beachfront apartment with stunning coastal views, spacious open-plan living, and prime location near Fairhaven Lake.*



**Ground Floor Communal Entrance Hall**

Well maintained hallway shared between three apartments. Accessed via secure composite double external doors to the front. Cupboard housing meters. Staircase leading to the first floor.

**First Floor Entrance Hall**

Door from first floor communal landing. UPVC double glazed window to the rear. Oak flooring, spot lighting, panelled wall with picture rail, radiator and carpeted staircase leading to:

**Second Floor Landing**

UPVC double glazed window to the rear. Oak flooring, spot lighting and secure entry phone system. Doors leading to the following rooms:

**Open Plan Living Dining Kitchen**

Powder coated aluminium sliding patio doors and window to the rear, leading out to the balcony. UPVC double glazed windows to the front and side. Blue tinted glass roof to living area. Range of fitted wall and base units with Corian work surface incorporating breakfast bar and large under mount sink with chrome mixer tap. Integrated appliances include: dishwasher, washer dryer, fridge freezer, Neff oven/grill and Neff combi microwave steamer oven. Oak flooring, radiators, wall lights, spot lighting, TV aerial point and contemporary ceiling lights. Sliding wooden door to WC.

**Balcony**

Attractive large balcony with glass balustrade, offering stunning panoramic views over the beach, seafront and beyond to the Welsh hills. Decked area with external lighting, providing the ideal space for relaxing or entertaining.

**WC**

Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, wall mounted illuminated mirror, extractor fan, spot lighting and radiator.

**Master Bedroom**

UPVC double glazed French doors leading out to the balcony. UPVC double glazed window to the side, with fitted shutters. Range of fitted wardrobes, providing plenty of storage space whilst concealing the entrance to the en-suite and housing wall mounted Alpha Evoke 33 boiler. Radiators, TV aerial point, spot lighting, ceiling light and carpeted flooring.

**En-Suite**

Three piece white suite, comprising: step-in shower enclosure with sliding glass door, wall mounted black controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, spot lighting, chrome ladder style towel radiator, extractor fan and wall mounted illuminated mirror.

**Bedroom Two**

UPVC double glazed window to the rear, with fitted shutters. Carpeted flooring, ceiling light and radiator.

**External**

The property benefits from two allocated parking spaces within the secure gated car park.

**Additional Information**

Tenure - Leasehold with 25% share of the freehold (995 year term)

Council Tax Band - D

Maintenance Charge - £70 per month

TV aerials on intranet

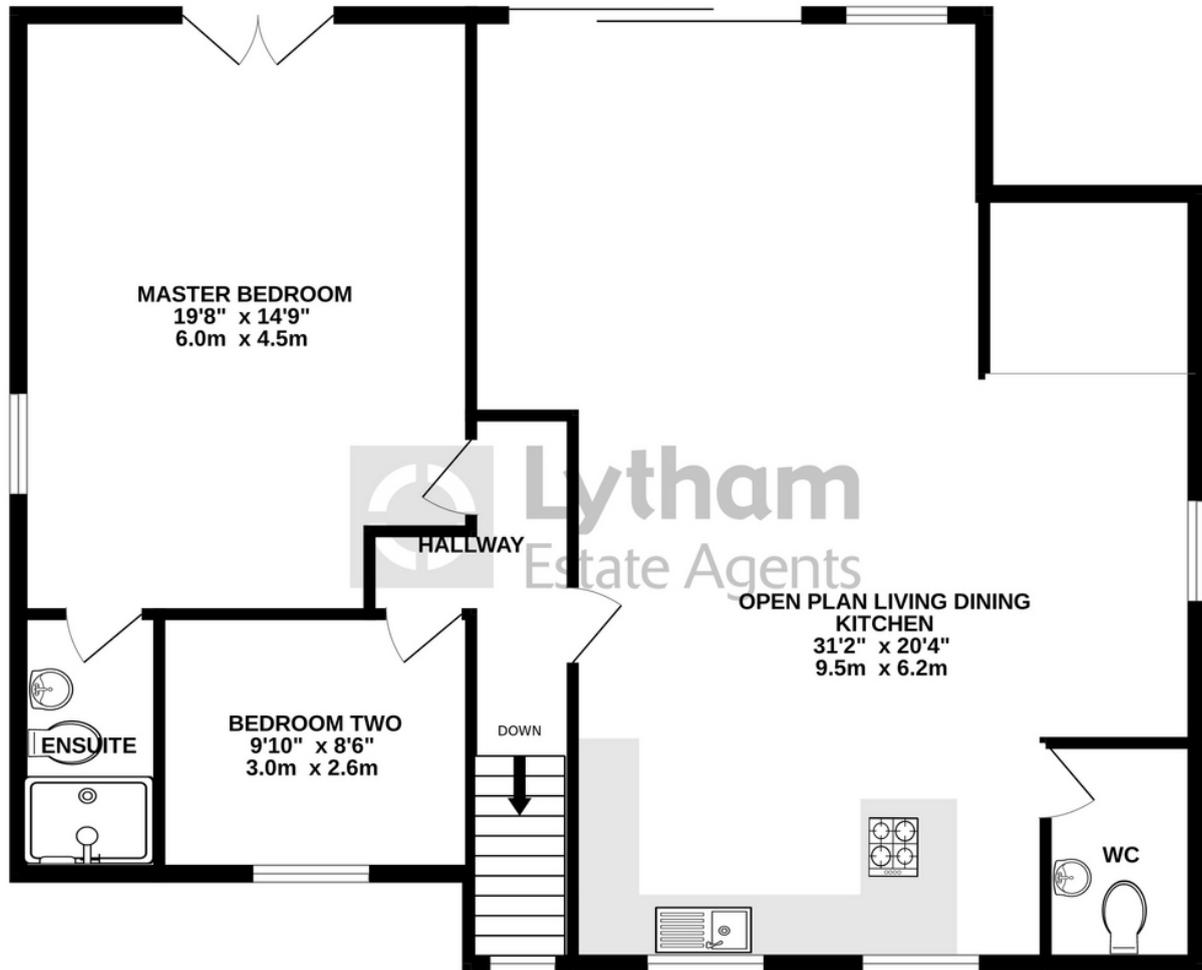
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## Floor Plans

### SECOND FLOOR 1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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