



The Beach House, 42 East Beach, Lytham FY8 5EY

£630,000

Stunning Seafront Duplex Apartment with Breath-taking Views



Ground Floor Entrance Vestibule

Composite external door to the front with UPVC double glazed window above. Coving and Amtico flooring. Glazed door and surrounding windows leads to:

Entrance Hall

Carpeted staircase leading to the first floor. Bespoke antique style radiator, Amtico flooring, coving and ceiling light with period moulding.

First Floor Split Level Landing

Aforementioned staircase from the ground floor, further staircase leading to the second floor. UPVC double glazed window to the front with beautiful views. Carpeted flooring, coving, ceiling lights and antique style radiator. Doors lead to Bedroom One and Bathroom. Open plan to:

Principal Lounge

UPVC double glazed bay window to the front, boasting fantastic views over Lytham's green, iconic windmill and the estuary beyond. Coving, TV aerial point, wall lights, ceiling light, radiator and feature bespoke Granite fireplace with inset living flame gas fire. Open plan to:

Dining Kitchen

UPVC double glazed window to the rear and oriel window to the side. Bespoke fitted kitchen units and island incorporating Laboradite Madagascan work surfaces, Indian handmade solid oak corbles under cooker hood, and Ukrainian carved oak table legs. Under mount 1 1/2 bowl copper sink, matching mixer tap and waste disposal system. Concealed drinks cabinet/bar area with LED lighting. Integrated appliances include: Kaiser Empire electric oven (with rotisserie function), Kaiser five ring gas hob with extractor above and Jim Warren contemporary splashback panel, dishwasher and washing machine. Tread lighting, Amtico flooring, coving, antique style radiator, LED lighting and ceiling light with period moulding.

Bedroom One

UPVC double glazed window to the side, with fitted blinds. Carpeted flooring, coving, loft access hatch, spot lighting, antique style radiator, TV aerial point and bedside lights. Door to En-Suite, opening to:

Dressing Room

Fully fitted with a range of open wardrobes, soft close drawers and pull-out shoe storage racks. Carpeted flooring and spot lighting.

En-Suite

UPVC double glazed window to the side, with fitted blind. Three piece white suite, comprising: walk-in shower area with curved glass screen, wall mounted chrome controls and overhead rain shower; vanity unit with granite worktop and inset ceramic wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls and flooring, wall mounted mirror, coving, spot lighting, extractor fan and chrome ladder style towel radiator.

Bathroom

Brand new high spec three piece bathroom suite, comprising: freestanding slipper bath with wall mounted chrome mixer tap and handheld shower attachment; vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and push button flush. Traditional Victorian tiled flooring, antique style towel radiator, coving, spot lighting, extractor fan and wall mounted illuminated mirror.

Second Floor Landing

Aforementioned staircase from the first floor. Velux skylight window. Carpeted flooring, coving and ceiling light with period moulding. Doors leading to the following rooms:

Bedroom Two

Powder coated aluminium double glazed door and adjacent windows to the front, leading to a private sheltered balcony with external lighting, glass balustrade and artificial lawn, ideal for relaxing and taking in the stunning panoramic views. Bespoke antique style radiator, coving, carpeted flooring, spot lighting, wall lights and TV aerial point.

Bedroom Three

UPVC double glazed window to the rear. Original decorative cast iron fireplace, radiator, coving, carpeted flooring and wall lights.

Shower Room

Three piece contemporary suite, comprising: walk-in shower area with glass screen, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with handle flush. Rose quartz tiled walls and flooring, wall mounted illuminated mirror, extractor fan, spot lighting, coving and antique style towel radiator.

External

The apartment benefits from its own private driveway to the front of the property.

Additional Information

The apartment has been fully renovated to the top standard with high spec interiors throughout.

Tenure - Shared freehold.

Useful loft space above the master bedroom, housing boiler.

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Floor Plans

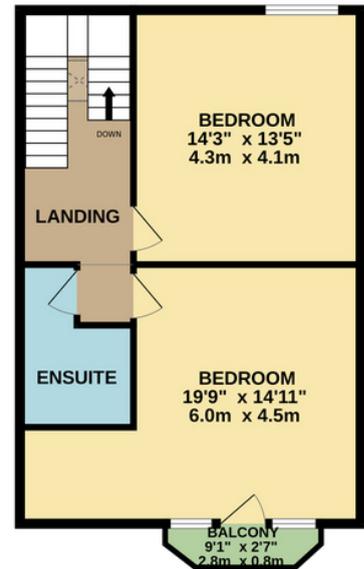
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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