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47 East Beach, Lytham FY8 5EY

**Offers Over
£850,000**

Seafront Splendour: Versatile Family Home or Investment with Endless Potential in Prime Lytham Location



Vestibule

Solid wood door to the front with window above. Tile effect vinyl flooring, coving, stone steps, and leaded stained glass door with surrounding windows lead to:

Hallway

Carpeted flooring, coving, period mouldings, radiator, telephone point and ceiling light. Doors leading to the following rooms:

Sitting Room

UPVC double glazed windows to the front, with fantastic views. Coving, ceiling light, carpeted flooring, radiator and TV aerial point. Internal window to Dining Room.

Dining Room

UPVC double glazed part obscure double glazed window to the rear. Radiator, built-in cupboards and drawers, carpeted flooring, strip lighting, TV aerial point and telephone point. Feature tiled fireplace with inset electric fire. Door to:

Kitchenette

UPVC double glazed obscure window to the side. Range of fitted units incorporating stainless steel single bowl double drainer sink with chrome mixer tap. Tile effect vinyl flooring, strip lighting, shelving, Door to:

Rear Porch/Pantry

Wooden part obscure glazed door to the rear. Range of fitted cupboards, tile effect vinyl flooring, shelving and British Gas boiler.

Bathroom

Leaded stained glass window to the rear. Four piece white suite, comprising: panelled bath with twin chrome taps, Triton wall mounted electric shower unit with handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; WC with push button flush; and bidet with chrome mixer tap. Tile effect vinyl flooring, part tiled walls, ceiling lights, radiator, shaver point and built-in mirrored vanity cabinet.

Lounge

UPVC double glazed bay window to the front, with fantastic views. Carpeted flooring, ceiling light with original period moulding, TV aerial points, radiator and feature tiled fireplace with inset gas fire.

Reception Room

UPVC double glazed obscure window to the side. Coving, carpeted flooring, strip lighting, radiator and telephone point. Opening to:

Rear Hall

Lower level external door to the side (allows for option to be used as two apartments). UPVC double glazed window to the rear. Carpeted staircase leading to the first floor. Wall light. First floor door to:

First Floor Split Level Landing

Spacious landing with ideal sitting area/study with UPVC double glazed picture window to the front. Leaded stained glass feature window to the rear. Coving, ceiling lights, cupboard housing consumer unit, storage heater, carpeted flooring and telephone point. Staircase leading to the second floor. Doors leading to the following rooms:

Bedroom One

UPVC double glazed window to the front, maximising on those stunning, far-reaching views. Coving, ceiling light, storage heater, carpeted flooring, TV aerial point, telephone point and fireplace with marble back and hearth and inset gas fire.

Bedroom Two

UPVC double glazed window to the front, with fantastic views. Coving, ceiling light, carpeted flooring and tiled fireplace with storage heater.

Kitchen

UPVC double glazed windows to the rear. UPVC double glazed window to the rear. Range of fitted wall and base units, incorporating laminate work surfaces, fitted breakfast/dining table and inset stainless steel single bowl double drainer sink with chrome mixer tap. Space for freestanding appliances. Tiled splash backs, carpeted flooring, strip lighting, built-in cupboards and fireplace housing gas fire.

Bathroom

UPVC double glazed obscure window to the rear. Feature contemporary stained glass leaded window to the side. Four piece white suite, comprising: panelled bath with chrome mixer tap, handheld shower attachment on riser rail and shower curtain; corner step-in shower enclosure with splash back panelling, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and bidet with chrome mixer tap. Tile effect vinyl flooring to some areas and carpeted to other areas, wall mounted Dimplex heater, storage heater, Volkera Easi-flow water heater, and wall mounted mirrored vanity cabinet with light and shaver point above.

WC

UPVC double glazed window to the side. WC with push button flush. Part tiled walls, tile effect vinyl flooring and ceiling light.

Second Floor Landing

Leaded stained glass feature window to the rear. Aforementioned staircase from the first floor. Carpeted flooring and ceiling light. Doors leading to the following rooms:

Bedroom Three

UPVC double glazed window to the front, with fantastic views. Storage heater, TV aerial point, marble hearth with gas fire, carpeted flooring, ceiling lights and coving. Vanity unit with inset ceramic wash hand basin and chrome mixer tap, wall mounted mirror and tiled splash backs. Door to:

Ensuite WC

WC with push button flush. Tile effect vinyl flooring and ceiling light.

Bedroom Four

Skylight window. Carpeted flooring, loft hatch and strip light.

Bedroom Five

Skylight window. Carpeted flooring, loft hatch and ceiling light.

Cellar

Two large cellar areas offer ample storage space, with original sink and coal store still in place. Power and lighting, housing meters and consumer unit. Offering fantastic potential as storage or for further expansion.

External

To the front, the property is accessed via the long driveway, leading to the rear garden and coach house. The front garden has been well maintained featuring an attractive lawn, privacy hedging, well stocked attractive planted borders and stone steps leading to the elevated ground floor entrance.

To the rear, the spacious courtyard retains original flagged paving, with ample space for relaxing or entertaining, or further parking possibilities. A brick built wood/bin store and attached outhouse offer further storage. Stone steps lead up to the rear porch/pantry. Personal access gate to the rear service road.

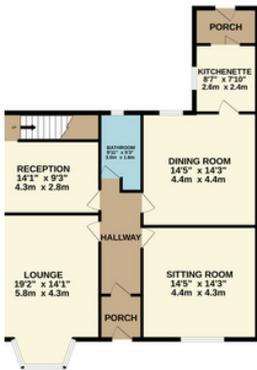
Coach House 120 SqM

Fantastic separate coach house (120 sqm across two floors) retaining original features, currently split into entrance/storage, stables and garage. Original doors, power, lighting and water tap in place. Fixed ladder leading to a large loft space with original hayloft door. This versatile space would be ideal as a conversion into a holiday let, annexe/guest accommodation, home office or gym.



Floor Plans

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



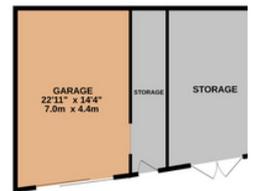
1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



2ND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



COACH HOUSE
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 3549 sq.ft. (329.7 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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