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**32a Devonshire Road,
Lytham St. Annes FY8 2NX**

- First & Second Floor Apartment Close To The Beach
- Private Entrance
- Large Reception & Fitted Kitchen
- 2 Bedrooms & Dressing Room
- Some Modernisation Required
- Early Viewing Is Highly Recommended

£129,000
Leasehold



Nestled within an enviable locale, this charming and surprisingly spacious character apartment spans both the first and second floors, boasting a prime location just a stone's throw from the beach, Ashton Gardens, and the vibrant St Annes Square.

Offering the added advantage of a private entrance, this unique property features an expansive reception area and fitted kitchen. Two bedrooms, accompanied by a dressing room, provide ample living space. While some modernisation may be required, this apartment holds immense potential to be transformed into a truly remarkable living space.

Early Viewing Is Highly Recommended!

Tenure: Leasehold
Ground Rent: £tbc

Council Tax: Band B
Maintenance: Split between apartments



Ground Floor

Porch

Door to:

Entrance Hall

Radiator, stairs to first floor.

First Floor

Landing

Secondary glazed leaded window to side with coloured glass, window to side, radiator, stairs to second floor, door to:

Lounge 5.86m (19'3") max into bay x 4.56m (15')

Leaded bay window to front with seating under, radiator, TV point, gas fire with tiled and stone mock.

Dining Room 5.51m (18'1") max x 4.06m (13'4") max

Two leaded windows to front, radiator, gas fire.

Kitchen 4.05m (13'4") x 2.85m (9'4")

Fitted with a range of base and eye level units with worktop space over, sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, window to rear, wall mounted boiler, door to rear.

Bedroom 1 4.07m (13'4") x 3.31m (10'10")

Leaded window to rear, radiator, door to:

Bathroom

Fitted with two piece suite with panelled bath with separate electric shower over and pedestal wash hand basin, part tiled walls, electric fan heater, obscure leaded window to side, built-in cupboard, radiator.

WC

Window to side, WC, part tiled walls.

Second Floor

Landing

Secondary glazed leaded window to side, door to:

Bedroom 2 4.25m (13'11") x 4.06m (13'4") max

Double glazed window to rear, vanity wash hand basin with drawers and under, radiator.

Dressing Room 3.31m (10'11") x 2.14m (7')

Double glazed window to side, radiator.

