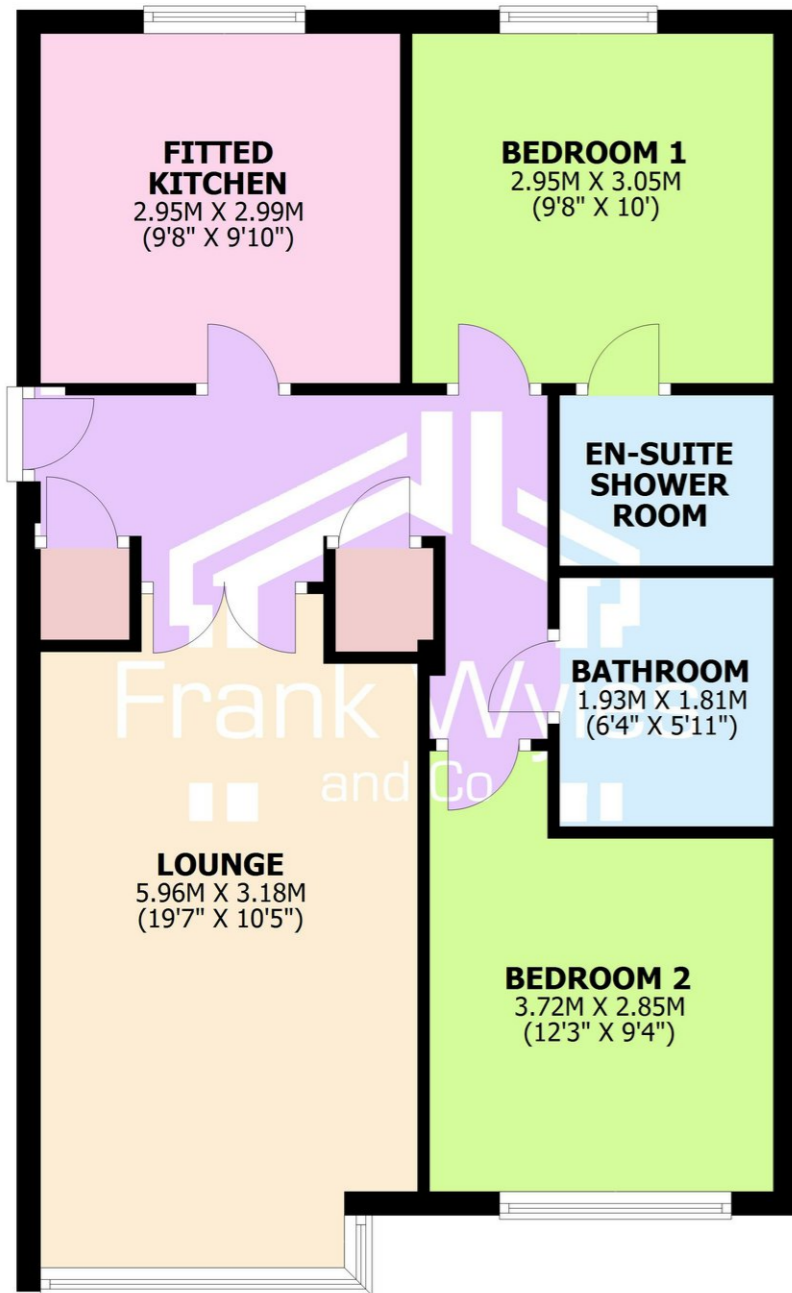


FIRST FLOOR

APPROX. 62.1 SQ. METRES (668.8 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	85

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25 Harrison View, Lytham St. Annes FY8 1FH

- First Floor Purpose Built Apartment
- Prime Location Close To The Sea Front
- Lovely Reception With Fitted Cabinets
- 2 Double Bedrooms, 2 Bathrooms
- Allocated Parking Space
- Viewing Highly Recommended

£158,000
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



This first-floor purpose-built apartment is ideally located just a short stroll from the beach, offering convenient access to various amenities. The accommodation boasts a modern fitted kitchen, a charming reception room adorned with fitted cabinets and showcasing open views, and two double bedrooms. The principal bedroom includes the added convenience of an ensuite bathroom. Notably, both the principal bedroom and kitchen provide open views overlooking the playing fields and the coastline beyond.

The property is well-appointed, providing a comfortable and inviting living space. With its desirable features, including the scenic views, and its prime location, early viewing is highly recommended to fully appreciate the charm and convenience this apartment offers.

Tenure: Leasehold
Ground Rent: £220

Council Tax: Band C
Service Charge: £1,450

First Floor

Entrance Hall Wall mounted electric panel heater, laminated flooring, entry phone, coving to ceiling, built-in storage cupboard, built-in cupboard housing recently installed hot water cylinder (with 10 year guarantee), double doors to:

Lounge 5.96m (19'7") x 3.18m (10'5") Full height double glazed bay window to front, wall mounted electric panel heater, tiled flooring, TV point, coving to ceiling, fitted with a range of storage units with inset living flame effect electric fire.

Fitted Kitchen 2.99m (9'10") x 2.95m (9'8") Fitted with a matching range of base and eye level units with worktop space over, 1 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in four ring hob with extractor hood over, double glazed window to rear overlooking playing fields, wall mounted electric panel heater, tiled flooring.

Bedroom 1 3.05m (10') x 2.95m (9'8") Double glazed window to rear overlooking playing fields, bedroom suite two fitted double wardrobes, matching dressing table, wall mounted electric panel heater, TV point, door to:

En-suite Shower Room 1.80m (5'11") x 1.44m (4'9") Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, mirrored cabinet, shaver point, tiled flooring.

Bedroom 2 3.72m (12'3") x 2.85m (9'4") Double glazed window to front, wall mounted electric panel heater.

Bathroom 1.93m (6'4") x 1.80m (5'11") Fitted with three piece suite comprising bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, mirrored cabinet, shaver point, tiled flooring.

External Set in communal gardens, allocated parking space with additional visitor parking available.

Communal Entrance Secure communal door with entry phone system, stairs leading to the first floor.

