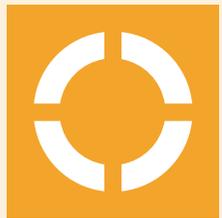




# Inner Promenade

A unique opportunity to purchase this outstanding newly refurbished detached family home, sitting in the Fylde's most sought after location, offering unrivalled sea views. Superbly appointed throughout, this stunning property with five double bedrooms, all with en-suites, offers a large open plan first floor living, dining and kitchen area with bi-fold doors opening on to a large balcony. In addition, the property benefits from having a large ground floor lounge, gymnasium, utility room and study. Externally, there is a private rear garden & remote controlled gated double driveway to the front with off street parking for several cars and garage. Part exchange for a residential or commercial development/investment property could be considered.





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### Entrance

Open canopied porch with external lights and upvc front door with frosted glazed panels, matching side windows and top light leads into

### Entrance Vestibule

Tiling to the floor, inset ceiling lights and solid wood door with frosted glazed panel and matching top light leads into

### Hallway

Inset ceiling lights, secure entry phone system, tiling to the floor with under floor heating, solid wood staircase to the first floor and solid wood doors to the following rooms

### Office 7'1" x 6'6" (2.16m x 1.98m)

Window into the Gym, range of fitted office furniture including desk, cupboards and drawers, inset ceiling lights, telephone point and tiling to the floor with under floor heating.

### Utility 13'5" x 9'11" (4.09m x 3.02m)

(Measured to the face of the units) Range of fitted wall and base unit with laminate work surface incorporating stainless steel sink and drainer unit with

mixer tap, space and plumbing for washing machine and dryer, space for American style fridge freezer, inset ceiling lights, tiling to splash back and tiling to the floor with under floor heating. Double opening fully glazed doors onto the side.

### WC 5'3" x 4'6" (1.60m x 1.37m)

(Measured to the widest point) Fully tiled walls, tiling to the floor with under floor heating, inset ceiling lights, wall mounted extractor fan, display alcove, WC and circular wash hand basin set onto vanity unit with drawer beneath, mirror and shelf above.

### Cinema Room 28'10" x 16'2" (8.79m x 4.93m)

Solid wood door with glazed panel form Hallway. Two sets of fully glazed double opening patio doors and matching side windows onto the rear garden, inset ceiling lights, tiling to the floor with under floor heating, TV aerial and telephone points. Solid wood door to

### Gym 20'6" x 15'4" (6.25m x 4.67m)

Two sets of fully glazed double opening patio doors onto the rear garden, window into the Office, inset ceiling lights, TV aerial point for wall mounted television, tiling to the floor with under floor heating.

### Master Bedroom 24'9" x 10'10" (7.54m x 3.30m)

Solid wood door with frosted glazed panel from the Hallway. Full height fully glazed patio doors and two tilt and turn windows onto the patio area at the front of the property, inset ceiling lights, TV aerial point for wall mounted television, tiling to the floor with under floor heating. Two sliding doors to Walk in Wardrobe and solid wood door to

### EnSuite 14'10" x 4'0" (4.52m x 1.22m)

(Measured into the shower) Double glazed obscure high level window to the side, fully tiled walls, tiling to the floor with under floor heating, inset ceiling lights, ceiling mounted extractor fan and feature chrome heated towel rail. Four piece suite comprising 'His & Hers' wash hand basins with mixer taps, drawers beneath, cupboards to the side and illuminated mirrors above, WC and large step in shower cubicle with feature rainfall shower head, separate shower attachment, sliding door and built in shelf.

### Walk in Wardrobe

#### 17'10" x 4'6" (5.44m x 1.37m)

Range of open fitted units with rail and shelving space and tiling to the floor with under floor heating.





**Bedroom Two** 23'5" x 15'10" (7.14m x 4.83m)

(Measured to the widest point) Two double glazed full height tilt and turn windows and two further full height windows to the front of the property, range of black high gloss fitted bedroom furniture incorporating wardrobes, drawers and bedside drawers, inset ceiling lights, TV aerial point for wall mounted television and 'Zehnder' radiator. Solid wood door to

**EnSuite** 9'9" x 5'5" (2.97m x 1.65m)

Fully tiled walls, tiling to the floor, inset ceiling lights and chrome ladder style heated towel rail.

Three piece suite comprising feature wash hand basin with mixer tap set onto 'Royobath' vanity unit with cupboards beneath and to the side and mirror above, WC and large step in shower cubicle with rainfall shower head, separate shower attachment and body jets.

**First Floor**

The aforementioned solid wood turned stair case with feature low level lights leads to the first floor landing with feature obscure window to the rear with leaded, etched detail, two 'Zehnder' radiators, 'Karndean' flooring, solid wood turned stair case to the second floor and solid wood doors to the following rooms

**Living Dining Kitchen** 39'4" x 27'10" (11.99m x 8.48m)

(L-shaped measurements)

**Living Dining Room** 24'7" x 15'9" (7.49m x 4.80m)

Wooden door with glazed panel from the Landing. Full height double glazed bi-folding doors onto the front balcony, further full height double glazed window to the balcony, inset ceiling lights, TV aerial point for wall mounted television, two feature wall mounted vertical radiators, further 'Zehnder' radiator and 'Karndean' flooring. Opens into

**Breakfast Kitchen** 27'10" x 15'9" (8.48m x 4.80m)

Contemporary bespoke 'Poggenpohl' kitchen units with 'Corrian' work surface and breakfast bar incorporating sink with instant hot water mixer tap, further half sink with 'Daalderop' mixer tap and the following integral 'Miele' appliances: two fridges, freezer, dishwasher, wine cooler, four ring induction hob with illuminated, remote ceiling recessed extractor above, steamer, oven, warming drawers, coffee machine and combination oven.

Fully height double glazed bi-folding doors onto the balcony, inset spot lights to the ceiling, TV aerial point for wall mounted television, feature wall mounted vertical radiator, secure entry phone system, high level double glazed obscure windows to the side and rear, two 'Zehnder' radiators and 'Karndean' flooring.

**Balcony**

The 38' balcony runs the entire length of the top floor accessed via the kitchen and living room creating a perfect space for entertaining or sitting and enjoying the ever changing views of the Ribble Estuary with external lighting and power points

**WC** 6'8" x 6'5" (2.03m x 1.96m)

Double glazed obscure window to the side, fully tiled walls, 'Karndean' flooring, wall mounted extractor fan, inset ceiling lights, chrome ladder style heated towel rail, wash hand basin with mixer tap and drawers beneath and WC.

**Bedroom Three** 20'11" x 11'6" (6.38m x 3.51m)

(Measured to the face of the wardrobes) Double glazed obscure window to the side, double glazed window over looking the rear garden, range of fitted bedroom furniture incorporating wardrobes, kneehole dressing table, drawers and bedside drawers, inset ceiling lights, TV aerial point for wall mounted television and radiator. Door to useful storage cupboard with fitted shelving and radiator. Solid wood door to



**EnSuite** 5'10" x 4'10" (1.78m x 1.47m)

Double glazed obscure window to the rear, fully tiled walls, inset ceiling lights, ceiling mounted extractor fan and chrome ladder style heated towel rail.

Three piece suite comprising wash hand basin with mixer tap and cupboard beneath, WC and corner shower with rainfall shower head, separate shower attachment and body jets.

**Second Floor**

The aforementioned solid wood turned stair case with feature low level lights leads to the second floor landing with feature obscure window to the rear with leaded, etched detail, feature radiator and 'Karndean' flooring. Double opening fully glazed patio doors onto central balcony with external lights. Solid wood doors to the following rooms

**Bedroom Four** 21'10" x 15'5" (6.65m x 4.70m)

Feature double glazed pitched window to the front, two further 'Velux' windows to the side, range of bedroom furniture incorporating cupboards, drawers and bedside drawers, inset ceiling lights, 'Zehnder' radiator, TV aerial point for wall mounted television. Solid wood door to EnSuite and doorway into

**En Suite** 10'4" x 8'4" (3.15m x 2.54m)

Large 'Velux' window to the rear, fully tiled walls, inset ceiling lights, ceiling mounted extractor fan, chrome ladder style heated towel rail and shaver point.

Four piece suite comprising wash hand basin with mixer tap drawers beneath, mirror and shelf above, panelled bath with twin taps, WC and walk in shower with rainfall shower head, separate shower attachment, body jets and drying area.

**Walk In Wardrobe** 11'9" x 9'3" (3.58m x 2.82m)

(Measured to the widest points) Open units with rail and shelving space, drawers, 'Zehnder' radiator and light

**Bedroom Five** 21'11" x 15'6" (6.68m x 4.72m)

Feature double glazed pitched window to the front, two further 'Velux' windows to the side, range of bedroom furniture incorporating cupboards, drawers and bedside drawers, inset ceiling lights, 'Zehnder' radiator, TV aerial point for wall mounted television. Solid wood door to EnSuite and doorway into

**En Suite** 10'4" x 8'4" (3.15m x 2.54m)

Large 'Velux' window to the rear, fully tiled walls, inset ceiling lights, ceiling mounted extractor fan, chrome ladder style heated towel rail and shaver point.

Four piece suite comprising wash hand basin with mixer tap drawers beneath, mirror and shelf above, panelled bath with twin taps, WC and walk in shower with rainfall shower head, separate shower attachment, body jets and drying area.

**Walk In Wardrobe** 11'9" x 9'1" (3.58m x 2.77m)

(Measured to the widest points) Open units with rail and shelving space, drawers, 'Zehnder' radiator and light

**External**

Two sets of remote electric double opening gates leading to the block paved horseshoe driveway providing off road parking for several vehicles and leading to the single garage. Two white stoned areas with external lighting, plants and shrubs. Feature ball water feature and raised patio area providing space for table and chairs also accessed via the master bedroom.

The fence enclosed landscaped rear garden has a lawned area with borders of plants and shrubs. The remainder is paved with external lighting and space for table and chairs providing excellent space for outdoor entertaining.

**Single Garage**

Electric roller shutter door, power, light and wall mounted 'Worcester' boiler and water tank. Door to

**Workshop**

Door and window to the side

**Additional Information**

Council Tax Band - G

Freehold

Built in 1960s, Fully Modernised in 2011 and Extended in 2014

Contemporary Bespoke 'Poggenpohl' Kitchen

'Villeroy & Boch' Bathroom Suites

'Lutron' Lighting System flexible lighting with instant programmable scenes

In Wall iPod Docking Stations and Intelligent Television High Definition System to all Rooms

Attractive 'Porcelanosa' tiling to Bathrooms and Portuguese Limestone tiling to the Ground Floor

**EPC Results**

Current Energy Efficiency Rating - C (75)

Potential Energy Efficiency Rating - C (79)

Current Environmental Impact Rating - C (71)

Potential Environmental Impact Rating - C (74)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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