Claves.

Promenade

Blackpool, FY1 2LB

£295,000

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No chain! Occupying a prime seafront position directly on Blackpool Promenade, this substantial and fully furnished coastal residence presents an exceptional opportunity as a large holiday home. With 2,777 sq ft of accommodation, arranged over four floors including a versatile basement level, the property offers remarkably generous and flexible accommodation, featuring four spacious reception rooms alongside a spacious kitchen with central island, perfectly suited to entertaining family and friends on a grand scale.

The home boasts six well-proportioned double bedrooms, all with en-suite facilities, complemented by an entrance porch, plus a storage closet and separate utility room on the bottom floor to enhance day-to-day practicality.

Two elevated balconies enjoy uninterrupted sea views, while a secluded rear outside space provides a private retreat away from the promenade. A front driveway offers private parking, and the convenience of easy access to Blackpool town centre and train station ensures excellent connectivity.

Lower Ground Floor / Basement

The lower ground floor provides a highly versatile extension of the living accommodation, ideal for entertaining, leisure or ancillary use. This level features a substantial fourth reception room, generously proportioned and finished with tiled flooring, a radiator and natural light via a UPVC double glazed window, alongside a door providing additional access.

A separate storage room with wash hand basin and tiled flooring offers practical space for maintenance or guest use, while the utility room is fitted with plumbing and space for both a washing machine and tumble dryer, keeping day-to-day living discreetly contained. This floor adds significant flexibility, lending itself to use as a games room, cinema room, additional lounge or staff accommodation if required.

Ground Floor

The property is entered via a welcoming entrance porch, complete with tiled flooring and radiator, which opens into a large and impressive entrance hallway. This grand central space immediately sets the tone for the home, featuring a tiled floor, radiator and staircase rising to the upper floors.

A separate WC is conveniently located off the hallway and is fitted with a WC, wall-mounted wash hand basin and tiled finishes.

To the front of the property, reception room one enjoys a prominent bay window with open sea views, creating a bright and elegant living space enhanced by a feature fireplace, tiled flooring and dual radiators. Adjacent, reception room two is another generously sized living area with dual windows and radiators, and provides direct access via a staircase to the basement level, making it ideal for hosting or large family gatherings.

The kitchen forms the heart of the home, fitted with complementary work surfaces and a central island, perfect for both cooking and socialising. Integrated appliances include an electric oven, four-ring electric hob with extractor, fridge freezer and dishwasher. A UPVC double glazed window and door provide light and access, while tiled flooring and splashbacks ensure a clean, contemporary finish.

To the rear, reception room rhree opens through UPVC double glazed sliding doors into the secluded rear outdoor space, seamlessly blending indoor and outdoor living.

Completing the ground floor is bedroom one, a well-proportioned double bedroom with tiled flooring and radiator, served by a modern en-suite shower room comprising a shower cubicle, WC and wash hand basin, all finished with tiled walls and flooring.

First Floor

The first floor landing is bright and spacious, featuring UPVC double glazed windows and doors, two radiators, and a staircase continuing to the second floor.

This level hosts three generous double bedrooms, all benefiting from fitted wardrobes and private en-suite facilities.

Bedroom two enjoys dual windows with sea views, while its en-suite shower room is finished with tiled walls and flooring.

Bedroom three offers excellent proportions and is served by an en-suite bathroom featuring a bath with shower over, creating a more luxurious option for longer stays.

Bedroom four, the largest on this floor, provides expansive sleeping accommodation with fitted wardrobes and a stylish en-suite shower room, making it ideal as a principal or premium guest suite.

Second Floor

The second floor continues the theme of generous accommodation, offering two further double bedrooms, both with fitted wardrobes and private en-suite shower rooms.

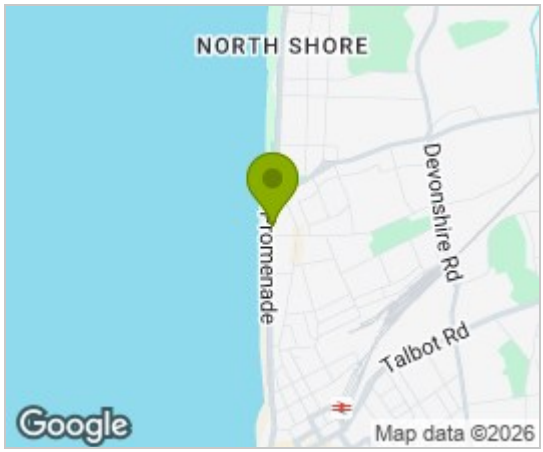
Bedroom five benefits from elevated sea views, a dedicated dressing area and a Velux-lit en-suite, creating a bright and tranquil retreat.

Bedroom six is equally well proportioned, featuring dual windows, fitted wardrobes and a sleek en-suite shower room, making this floor perfectly suited for guest accommodation or multi-occupancy use.

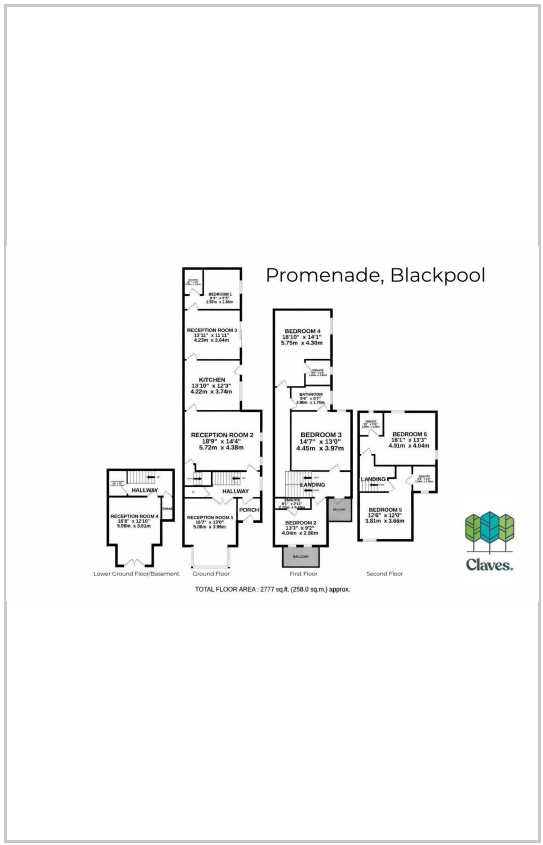
Key Details

Tax band: E
Tenure: Freehold

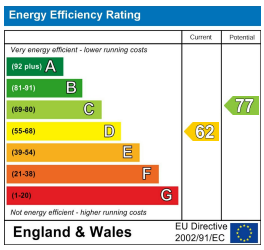
Area Map

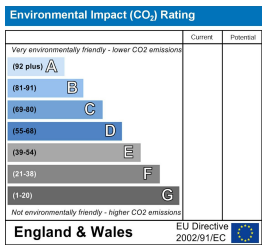


Floor Plans



Energy Efficiency Graph





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