



ESTATE AGENTS • VALUER • AUCTIONEERS



## 3 Brook House 2 Upper Westby Street, Lytham

- Spacious 2nd Floor Converted Flat
- In the Heart of Lytham Town Centre
- Self Contained Ground Floor Entrance
- Large Lounge & Dining Kitchen
- Two Double Bedrooms
- Bathroom/WC with a Four Piece Suite
- Allocated Driveway for Off Road Parking & Communal Front & Side Gardens
- Gas Central Heating
- No Onward Chain
- Leasehold, Council Tax Band A & EPC Rating D

**£239,950**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 3 Brook House 2 Upper Westby Street, Lytham

### GROUND FLOOR

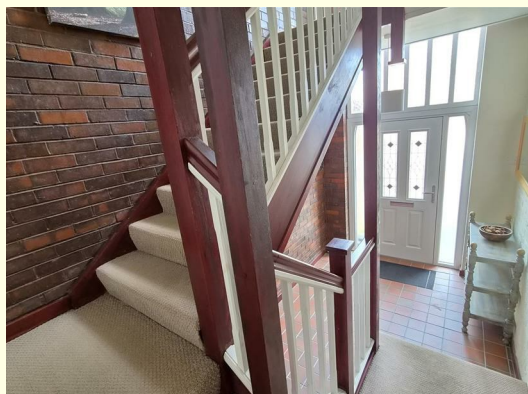
#### SELF CONTAINED ENTRANCE

Private ground floor entrance Hall approached through a contemporary outer door with inset obscure double glazed leaded panels. Sunken mat well and a ceramic tiled floor. Turned staircase (no lift) leads off to the 1st floor. Useful deep under stair L shaped store cupboard. (Note: the original inner doors leading to flats 1 & 2 are no longer in use and both blocked off from the other sides)



#### 1ST FLOOR LANDING

Large feature obscure glazed with hardwood framed window to the front elevation provides excellent natural light. Hardwood door with inset obscure glazed panels leads to the 2nd floor staircase with a side hand rail which gives access to the 2nd floor accommodation.



#### 2ND FLOOR HALLWAY

4.50m x 1.88m (14'9 x 6'2)

Spacious entrance with a single panel radiator. Overhead light and dado rails. Useful fitted cloaks/store cupboard with sliding mirrored doors. Double glazed pivoting roof light. Wall mounted room thermostat. White panelled doors lead off to the Kitchen and Bedroom Two.



#### REAR HALLWAY

6.22m x 2.03m max (20'5 x 6'8 max)

(max L shaped measurements) Reinforced glazed roof light provides further natural light. Access to loft space. Dado rails and two overhead lights. Wall mounted fitted cupboard and lower level electric meter cupboard which also houses the electric meter fuse box. White panelled doors leading off to the Lounge, Bedroom One and Bathroom/WC.

#### LOUNGE

5.21m x 4.70m (17'1 x 15'5)

Very well proportioned reception room. Original sash windows to both the front and side elevations, with views along Upper Westby Street and Hastings Place and having fitted window blinds. Two single panel radiators. Dado rails. Four inset ceiling spot lights. Television aerial point. Focal point of the room is a fireplace with an ornate white display surround, raised marble hearth and inset supporting a gas coal effect living flame fire.





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## DINING KITCHEN

4.90m x 3.35m (16'1" x 11')

Sash window to the side elevation with fitted window blinds. Range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit set in wood effect laminate working surfaces with splash back tiling and concealed downlighting. Small breakfast bar area. Built in appliances comprise: Four ring gas hob with an illuminated extractor canopy above. Beko electric oven below. Slimline wine fridge. Freestanding Hotpoint fridge/freezer. Concealed freestanding Indesit washing machine and adjoining space for a tumble dryer if required. Worcester Bosch combi gas central heating boiler (fitted 2015). Concealed gas and water meters. Single panel radiator. Tiled effect interlocking flooring. Two useful built in linen and broom cupboards.



## BEDROOM ONE

4.52m x 3.76m (14'10" x 12'4")

Good sized principal double bedroom. Sash window overlooks Upper Westby Street with fitted blinds. Single panel radiator. Bank of mirror fronted wardrobes, comprising two doubles and a single wardrobe. Additional double wardrobe again with mirrored doors. Fitted display shelving to the recess.



## BEDROOM TWO

4.52m x 2.87m (14'10" x 9'5")

Second double bedroom. Sash window overlooks the front elevation with fitted blinds. Single panel radiator.



## BATHROOM/WC

3.25m x 1.73m (10'8" x 5'8")

Velux double glazed pivoting roof light. Four piece white bathroom suite comprising: Panelled bath with a centre mixer tap, glass display shelf and a Triton T80 electric over bath shower. Corner step in shower cubicle with a plumbed shower and curved glazed sliding doors. Vanity wash hand basin set in a laminate display surround, centre mixer tap, cupboards and drawers below. Wall mirrors above. Ceramic tiled walls and floor. Chrome heated ladder towel rail.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester Bosch combi boiler (fitted 2015) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## PARKING

To the front entrance of the property is a driveway which passes with this apartment providing an off road parking space.



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## OUTSIDE

The property stands in well kept walled and lawned communal gardens to the front and side, with shrub borders and established mature trees.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual peppercorn ground rent (not collected). Solicitor to confirm Council Tax Band A

## MAINTENANCE

Whilst no formal management company is in place and works required to communal areas and the roof is split 3 ways on an 'as and when' needed basis. The current freeholder arranges the buildings insurance and again this is split 3 ways, for 2026 approx £370 was payable by each flat owner. A gardener attends the communal gardens when required and again the cost is split.

## NOTES

Lettings are allowed but not holiday lets, AirBnB etc  
Pets are allowed as long as not a nuisance to other residents and by agreement with the freeholder.  
Carpets, curtains, blinds and light fittings are included in the asking price.

## LOCATION

A spacious two double bed roomed converted flat with its own private self contained ground floor entrance, occupies the 2nd floor of this large Victorian property consisting of just three flats. Brook House stands on the corner of Upper Westby Street and Hastings Place in the heart of Lytham's conservation area, within yards of the town centre with its charming tree lined shopping facilities, restaurants, cafes and bars. Lytham Green and the promenade is within a very short stroll as is the train station linking St Annes, Blackpool, Kirkham & Preston. Viewing recommended to appreciate the accommodation this property has to offer, ideal for first time buyers, investors and purchasers looking for their own holiday home to make the most of all Lytham St Annes has to offer. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Digital Markets, Competition & Consumers Act 2024

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared July 2026



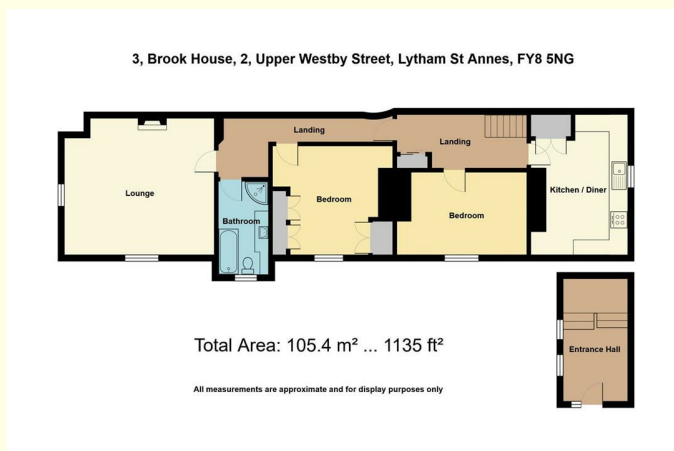
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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