



Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Seafield Road, Lytham

- Stunning Double Fronted End Of Terraced Period Family House
- Spacious Accommodation Set Over Three Floors with a Large Basement
- Panoramic Views of Lytham Green, Seafield Road Playing Fields and St Cuthberts Church
- Central Reception Hall & Three Reception Rooms
- Family Dining Kitchen with Raised Terrace and Private Garden Leading off
- Four 1st Floor Double Bedrooms, Large Family Bathroom & En Suite Shower/WC
- Two Further 2nd Floor Double Bedrooms & Large Bathroom/WC
- Garage/Utility & Rear Courtyard Parking Space
- Internal and External Viewing Essential, No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating E

**£1,695,000**

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



**www.johnardern.com**



# 1 Seafield Road, Lytham

## GROUND FLOOR

### ENTRANCE PORCH

**1.91m x 1.42m (6'3 x 4'8)**

Approached through double opening part glazed hardwood doors. Double glazed windows to either side overlook the impressive front lawned gardens. Ceramic tiled floor. Inner stained glass and leaded door leads to the central Hall. Matching leaded windows to either of the door provide excellent natural light to the Hallway.

### RECEPTION HALLWAY

**9.58m x 6.20m max (31'5 x 20'4 max)**

(max L shaped measurements) A superb entrance Hall with a matching tiled floor throughout. Feature period high level corniced ceiling with decorative ceiling arch. Two period style cast iron radiators. Turned staircase leads off to the first floor with a spindled balustrade. To the rear sitting area is a feature arched stained glass window providing further excellent natural light. Fitted double opening mirrored front store cupboard with shelving. Matching white panelled doors leading off to all ground floor rooms. Door and concealed staircase leads down to the Basement.



### CLOAKS/WC

**2.16m x 2.26m (7'1 x 7'5)**

Good sized ground floor cloakroom with a deep obscure double glazed window to the rear elevation. Deep display sill. Two piece suite comprising a low level WC and vanity wash hand basin with a circular sink and centre mixer tap. Fitted cupboard below. Glazed display surround and illuminated mirror above. Cast iron radiator. Matching tiled floor. Access to some loft space.



### PRINCIPAL LOUNGE

**5.21m x 4.67m plus corner bay (17'1 x 15'4 plus corner bay)**

Stunning principal reception room is a large feature corner bay, enjoying views of the front gardens and St Cuthberts Church. Additional double glazed window to the front elevation with central opening light. Wood strip flooring. Corniced ceiling with a centre rose and picture rails. Cast iron radiator. Television aerial point. Focal point is a fireplace with a marble display surround, raised hearth and inset with grate supporting a gas coal effect living flame fire. Square arch leading to the adjoining Dining Room.



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## DINING ROOM

**5.64m into bay x 4.19m (18'6 into bay x 13'9)**

Double glazed bay window overlooks the private side lawned gardens. Matching wood flooring. Corniced ceiling and picture rails have been retained. Cast iron radiator. Inner door to the Hallway, opening leading directly to the Kitchen.



## FAMILY DINING KITCHEN

**7.06m x 4.42m (23'2 x 14'6)**

Superb entertaining Kitchen with a side feature Dining Orangery extension. Excellent range of eye and low level cupboards and drawers. Large central island unit/breakfast bar with a feature stainless steel top. Matching inset stainless steel twin sink unit with a centre mixer tap and further cupboards and drawers below. Built in appliances comprise: Siemens four ring has hob. Wide suspended illuminated extractor canopy above. Bosch integrated dishwasher with a matching cupboard front. Siemens electric oven and grill. Microwave oven above. Aga with a double oven and two ceramic hot plates. Splash back tiling and spot lights above. Space for a large fridge/freezer. Two wall mounted contemporary radiators. Inset ceiling spot lights. Tiled flooring. Part obscure glazed door leading to the Utility/Garage. Double glazed window to the side and an adjoining outer part glazed door leads to the rear courtyard with external concrete steps and a side hand rail.

To the Dining Area double opening double glazed French doors overlook and lead on to the raised tiled sun terrace with a wrought iron balustrade and family garden beyond. Further double glazed windows to either side with a number of opening lights.



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## UTILITY ROOM/GARAGE

**5.97m x 4.57m max overall (19'7 x 15' max overall)**

Steps leading down from the Kitchen to the integral Garage with Utility Area. The Garage area is approached through an electric roller door approached from the rear service road.

The garage provides excellent family storage space and has power and light connected. Additional side personal doors. The Utility area has a stainless steel sink unit with cupboards below. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezers. Wall mounted Ideal Evomax gas central heating boiler and a large hot water cylinder. Windows to both side elevations provide natural light.



## FAMILY SITTING ROOM

**6.12m into bay x 4.70m (20'1 into bay x 15'5)**

Well proportioned second family Sitting Room with a double glazed bay window overlooking the front gardens. Two side opening lights. Solid wood strip flooring. Cast iron radiator. Decorative corniced ceiling and a centre rose and picture rails. Television aerial point. Focal point of the room is a fireplace with a raised marble hearth and inset supporting a gas coal effect living flame fire.

## FIRST FLOOR LANDING

Spacious central Landing area approached from the previously described staircase with a matching spindled balustrade. Continuing staircase to the second floor accommodation. Two cast iron radiators. Corniced ceiling. Double glazed sash window overlooks the front aspect.



## BEDROOM ONE

**5.26m x 4.70m plus corner bay (17'3 x 15'5 plus corner bay)**  
Very tastefully presented principal double bedroom with a

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large feature corner bay with sash windows. Additional double glazed window to the front aspect, all enjoying panoramic views across Seafield Road playing fields with Lytham Green and the Ribble Estuary beyond. Two cast iron radiators. Corniced ceiling with a central decorative rose. Bank of fitted wardrobes to one wall.



Cast iron radiator. Corniced ceiling and picture rails have been retained. Three fitted double wardrobes with storage above. Obscure glass bricks on the inner wall to the Landing.



## BEDROOM THREE

**4.70m x 4.27m (15'5 x 14')**

Third delightful double bedroom. Double glazed picture window overlooks the side elevation with views towards St Cuthberts. Central opening sash. Cast iron radiator. Corniced ceiling and picture rails. Two doubles and a single fitted wardrobe. Fitted display drawer unit to the chimney recess. Display fire surround with a display hearth.



## BEDROOM FOUR

**4.62m x 4.50m max (15'2 x 14'9 max)**

Fourth double bedroom with an En Suite Shower Room/WC. Double glazed sash window to the side elevation with delightful church views. Additional side double glazed window providing further excellent natural light. Cast iron radiator. Corniced ceiling. Two fitted double wardrobes with an inset mirrored panel. Kneeheight dressing table with drawers to either side. Door to the En Suite.



## EN SUITE SHOWER ROOM/WC

Obscure double glazed window to the rear elevation with a top opening light. Three piece white suite comprises: Corner step in shower cubicle with sliding glazed doors and a plumbed shower. Corner wash hand basin with a centre

## BEDROOM TWO

**5.03m x 4.70m (16'6 x 15'5)**

Second large double bedroom. Double glazed picture window to the front elevation with a central opening sash.

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mixer tap. Low level WC. Part tiled walls and floor. Two inset ceiling spot lights and extractor fan.



## BATHROOM/WC

**4.88m x 2.06m (16' x 6'9")**

Spacious family bathroom with two obscure double glazed windows to the rear elevation. Deep fill step up panelled bath with a centre mixer tap and hand held shower attachment. Large tiled showering area with a fixed glazed screen and plumbed shower. Twin wash hand basins both with centre mixer taps and cupboards below. Semi concealed low level WC. Adjoining bidet completes the suite. Cast iron radiator. Part tiled walls and floor. Inset ceiling spot lights and wall mounted extractor fan.



## SECOND FLOOR LANDING

Spacious central Landing leading to two further large double Bedrooms and Bathroom/WC. Ideal accommodation for older children or extended family. Obscure glazed roof light and exposed ceiling beam. Additional Velux double glazed pivoting roof light. Panelled doors leading off.



## BEDROOM FIVE

**6.53m x 4.04m (21'5 x 13'3")**

Double glazed dormer window enjoys the panoramic views to the front elevation. Cast iron radiator. Two fitted double wardrobes. Fitted kneehole dressing table with drawers to either side.



## BEDROOM SIX

**5.26m x 3.23m (17'3 x 10'7")**

Sixth large double bedroom with a double glazed window again to the front aspect with lovely views towards Lytham Green. Central opening light. Cast iron radiator. Wall mounted log effect fire.



## BATHROOM/WC

**3.99m x 3.58m (13'1 x 11'9")**

Double glazed dormer window to the rear elevation with

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views along Church Road towards Lytham centre. Four piece suite comprises: Freestanding bath with a centre mixer tap and hand held shower attachment. Shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin. Low level WC. Cast iron radiator. Part tiled walls and floor.



## BASEMENT

Large basement with two main chambers, with lights and providing excellent storage space. Gas and electric meters in the front chamber.

## FRONT GARDENS

The front of the property is approached through a feature wrought iron pedestrian gate with decorative arch and leading to beautiful deep landscaped lawned gardens. A long stone flagged central pathway leads to the front entrance porch with a matching flagged seating area. The pathway is supported by stone chippings to either side and having inset garden lighting. The front garden is surrounded by well stocked mature borders providing good privacy. External lighting and CCTV. Garden tap. A wrought iron gate leads to the side gardens.



## SIDE GARDENS

To the immediate side of the property is a superb enclosed family garden, again very carefully landscaped with a central lawn and a good sized entertaining area with a circular stone flagged and stone chipped patio area. Steps lead up to a feature tiled sun terrace with a wrought iron balustrade. Again the garden is surrounded by well stocked borders. External lighting and CCTV. Hot and cold water taps. Gate to the rear giving direct access to the rear service road.



## REAR COURTYARD

A very useful enclosed rear courtyard approached through double opening timber gates from the rear service road. Providing secure off road parking. Garden tap. Outside lighting and CCTV.





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## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal boiler in the Utility Room serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with hardwood frames.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of approx £18. Council Tax Band F

## LOCATION

A stunning example of a spacious double fronted period family home. Offering excellent accommodation set over three floors together with a large basement and lovely landscaped gardens to the front and side. With a private rear courtyard providing off road parking, adjacent to a useful Garage/Utility. Seafield Road is a highly sought after residential location in the heart of Lytham's Conservation area with lovely views of Seafield Road sports fields and Lytham Green and the Ribble Estuary beyond. Lytham town centre with its wide tree lined shopping facilities and it's many excellent restaurants and cafe's is within very close walking distance along with LYTHAM GREEN and Lowther Gardens. Local transport facilities are readily available along Church Road together with Lytham's train station. There are also a good number of local primary and senior schools within easy reach together with a number of local championship Golf Courses. No onward chain.



## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 Ardern & 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 and Consumers Act 202

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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		
	64	
	43	
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	

