JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







7 The Willows 10 Clifton Drive, Lytham

- Spacious 1st Floor Purpose Built Apartment
- Stunning Views of the Sweeping Communal Lawned Gardens & the Ribble Estuary Beyond
- Large Lounge with Dining Area & Covered South Facing Sun Balcony
- Kitchen Leading Off
- Principal En Suite Bedroom with Access to the Balcony & Sea Views
- Second Double Bedroom & Shower Room/WC
- Large Internal Store Rooms in the Basement, Garage/Car Port & Visitor Parking Spaces
- Gas Central Heating & Double Glazing
- No Onward Chain, Viewing Recommended
- Leasehold, Council Tax Band E & EPC Rating C





£429,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

www.johnardern.com

7 The Willows 10 Clifton Drive, Lytham

GROUND FLOOR

COMMUNAL ENTRANCE

With a Video Security entryphone system. Stairs and lift lead to all floors, including the lower ground floor with 5 allocated numbered store rooms and the electric and gas meter rooms.

FIRST FLOOR

PRIVATE ENTRANCE

HALLWAY

12'2 x 8'5



Spacious central Hall approached through a reinforced glazed door with a matching full length glazed panel to the side. Wall mounted Video entryphone handset. Corniced ceiling. Single panel radiator. Wall mounted room thermostat. Double mirror fronted doors reveal a very useful built in linen store cupboard with a wall mounted Glowworm combi gas central heating boiler. Additional built in cloaks/store cupboard.

OPEN PLAN STUDY AREA

8'1 x 4'3



Leading off the Hall is a very useful Study area with a full length UPVC obscure double glazed window providing good natural light. Wall light and power points.

LOUNGE WITH DINING AREA

27'4 x 21'9 max



(maximum T shaped measurements) Very impressive open plan Reception with Living and Dining Areas approached through a glazed door from the Hallway. UPVC double glazed window with a side opening light overlooks the south facing rear gardens with panoramic views beyond. Two further feature full length double glazed picture windows make the most of the sunning outlook of which a viewing would confirm. Fitted vertical window blinds. Sliding double glazed patio doors lead to the Balcony, Three double panel radiators. Corniced ceiling with three overhead lights. Telephone point. Television aerial point.





SUN BALCONY
10'2 x 4'7



Good sized private covered Balcony again enjoying the panoramic sea views. Glass and stainless steel balustrade. Ceramic tiled floor and overhead light.



KITCHEN
9'9 x 9'6



Inner Kitchen leading off the Reception Room. Good range of Howdens eye and low level cupboards and drawers fitted in 2020. Stainless steel single drainer sink unit with a centre mixer tap, set in roll edged working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring gas hob. Illuminated stainless steel and glass extractor canopy above. AEG electric double oven and grill. Freestanding appliances include a Hotpoint fridge/freezer, Bosch washer/dryer and a Siemens Dishwasher. Corniced ceiling with an overhead light. Ceramic tiled floor.

BEDROOM SUITE ONE
21'4 plus reveal x 10'8



Well proportioned principal double bedroom. Double glazed sliding patio doors give direct access to the Balcony with the beautiful outlook beyond. Corniced ceiling. Single panel radiator. Television aerial point. Telephone point. Two fitted double wardrobes with two inset mirrored panels. Wall mounted full length mirror. Matching kneehole dressing table with drawers to either side. Two additional freestanding bedside drawer units. Door leads to the En Suite.

7 The Willows 10 Clifton Drive, Lytham

EN SUITE SHOWER ROOM/WC
9'6 x 7'6



UPVC obscure double glazed windows to the rear and side elevations, one with a side opening light. Five piece white suite comprises: Wide step in shower cubicle with sliding glazed doors, a plumbed overhead shower and an additional hand held shower. Twin vanity wash hand basins with centre mixer taps, cupboards below and display surrounds with splash back tiling, Wall mounted shaving point. Low level WC and adjoining Bidet. Ceramic tiled floor. Inset ceiling spot lights and extractor fan. Wide chrome heated radiator/towel rail.

BEDROOM TWO
13' x 11'7



Second double bedroom. UPVC double glazed window overlooks the front courtyard with a side opening light. Single panel radiator. Corniced ceiling. Television aerial point. Range of fitted bedroom furniture comprises: Two single wardrobes with a central kneehole dressing table with drawers to the side. Wall mirror, strip light and storage above. Two additional fitted double wardrobes, fitted double headboard and display shelving.

SHOWER ROOM/WC
7'4 x 7'3 max into shower



Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors. Plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap set in a laminate display surround with splash back tiling. Cupboards below. Wall mounted shaving point. Low level WC completes the suite. Single panel radiator. Ceramic tiled floor. Overhead light and wall mounted extractor fan.

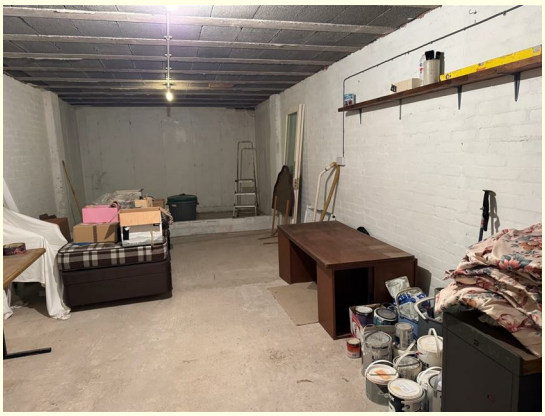
CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

PRIVATE STORE ROOMS
Located in the basement and accessed via both the stairs and lift, this apartment boasts two very useful lockable store rooms.

STORE ROOM ONE
7'10 x 8'6
Power and light connected. Ideal space for bike/golf club storage. Inner door leading to the 2nd store room.

STORE ROOM TWO
27'5 x 11'7



Would make an ideal home Gym or hobby room. Power and light connected.

OUTSIDE



To the immediate rear of the ground floor apartments are private terraces and sloped garden areas belonging to those apartments areas but beyond there are further feature COMMUNAL landscaped walled lawned gardens with a central ornamental water feature. Where residents can enjoying a sunny south facing aspect and views towards the Ribble Estuary. The grounds have to be inspected to be fully appreciated. A side communal locked gate also leads directly to the front of the development.

GARAGE & VISITOR PARKING
16'6 x 9'
The apartment has an allocated brick open Garage (no door, 4th from the left). Directly in front of the communal entrance are 5 visitor parking spaces used by the residents.

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per month is currently levied. This includes the buildings insurance, lift maintenance, window cleaning, upkeep of the communal garden areas, upkeep of the fire alarms, cleaning of the communal areas etc.
Note: Flats 1-3 of The Willows and Flats 4-8 of The Willows are two separate entities with two separate Management Companies. The bulk of the seaward garden area is for the use of the occupants of flats 4-8. The Management Company for flats 4-8 is Willows Developments Lytham Ltd. The Management Company owns the freehold of the site.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to a peppercorn ground rent. Council Tax Band E.

NOTE
We understand long term lettings are allowed, not holiday lets. No pets are allowed on the 1st or 2nd floor apartments. (Solicitors to confirm).

LOCATION
This spacious 1st floor two bedroomed apartment purpose built in 1983 boasts stunning garden and sea views. Situated in a small select development called The Willows, just off Clifton Drive, and being yards from Lytham Green with the Ribble Estuary and Grannys Bay beyond. Lytham with its superb tree lined shopping facilities and town centre amenities is close by together with Lowther Gardens with its Cafe, Theatre, Padel Courts and Gardens. An internal inspection is strongly recommended to appreciate the spacious accommodation this property has to offer together with a covered SOUTH FACING sun balcony. 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, rightmove.com, onthemarket.com, Email Address: 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.

Digital Markets, Competition and Consumers Act 202
John Ardern & 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 our their own investigations before contract.
Details Prepared November 2025

7 The Willows 10 Clifton Drive, Lytham

7, The Willows, 10, Clifton Drive, Lytham St Annes, FY8 5RQ

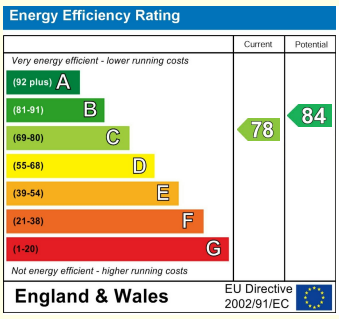


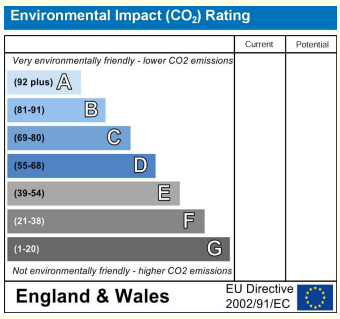
Total Area: 118.0 m² ... 1270 ft² (excluding balcony)

All measurements are approximate and for display purposes only

JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

John Ardern & Company fort hemselves 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.