



ESTATE AGENTS • VALUER • AUCTIONEERS



Flat 2 Moorcroft 233 Clifton Drive South, St. Annes

- Very Spacious 1st Floor Converted Flat
- Within Easy Reach of the Beach and St Annes Square
- Large Lounge with Dining Area
- Fitted Breakfast Kitchen
- Three Double Bedrooms
- 4th Single Bedroom/Study
- Modern En Suite Shower Room/WC & Modern Bathroom/WC
- South Facing Communal Private Front Garden
- Allocated Garage, Gas Central Heating & Double Glazing
- Leasehold - Share of Freehold, Council Tax Band C & EPC Rating C

£249,500

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Approached through a modern outer door leading to a communal entrance serving the three apartments. Ceramic tiled floor. Turned staircase (no lift) leads to the 1st floor.

ENTRANCE HALLWAY

5.33m x 1.98m max (17'6 x 6'6 max)

Spacious central Hall approached through a hardwood door. Adjoining reinforced hardwood glazed window to the side with a fitted roller blind. Stripped pine double doors below reveal a useful built in display cupboard with shelving. Internet point. Wood strip flooring. Single panel radiator. High level built in store cupboard. Fitted breakfast bar and hatch to the adjoining Kitchen.



LOUNGE WITH DINING AREA

6.63m into bay x 4.27m (21'9 into bay x 14')

Impressive reception room with a large walk in UPVC double glazed bay window enjoying a sunny south facing aspect with views along Clifton Drive South. Two side opening lights and fitted window blinds. Wood strip flooring. Decorative corniced ceiling with an overhead light. Two single panel radiators. Television aerial point. Focal point of the room is a fireplace with a pine display surround, railed polished hearth and an open cast iron grate.



BREAKFAST KITCHEN

2.90m x 2.34m (9'6 x 7'8)

Modern fitted family Kitchen. UPVC double glazed window overlooking the rear elevation with a top opening light and window blinds. Good range of fitted eye and low level cupboards and drawers. Franke stainless steel one and a half bowl single drainer sink unit with a centre mixer tap, set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Neff four ring gas hob in a brushed chrome surround. Illuminated extractor above. Neff electric oven and grill with a microwave oven above. Integrated fridge/freezer and a Hisense slimline dishwasher. Inset ceiling spot lights. Useful Utility reveal with a matching work top and plumbing below for a washing machine.



BEDROOM SUITE ONE

4.47m x 3.78m (14'8 x 12'5)

Impressive principal Bedroom. UPVC double glazed picture window enjoys a sunny south facing front aspect. Two large side opening lights and fitted Roman window blinds. Single panel radiator. Picture rails. Door leads to the En Suite.

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EN SUITE SHOWER ROOM/WC

1.65m x 1.63m (5'5 x 5'4)

Modern three piece white suite fitted approximately 12 months ago. With a corner step in shower compartment, curved glazed sliding doors, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Glass display shelf above and a wall mounted shaving point. Low level WC completes the suite. Part tiled walls and tiled floor with electric underfloor heating. Panelled ceiling with three inset ceiling spot lights and a wall mounted extractor fan.



BEDROOM FOUR/STUDY

3.15m x 1.75m (10'4 x 5'9)

Fourth single bedroom which could also be used as a Study or Dressing Room to suit a purchaser's requirements. UPVC double glazed opening window to the front elevation. Fitted window blind. Single panel radiator. Picture rails.



BATHROOM/WC

3.25m x 1.65m (10'8 x 5'5)

Modern family bathroom, again fitted approx 12 months ago and comprising a four piece white suite. UPVC obscure double glazed window to the side elevation with fitted blinds and a tiled display sill. Panelled bath with a centre mixer tap. Shower cubicle with sliding glazed doors. a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Glass display shelf and folding mirror above. Shaving point. Heated towel rail. Part tiled walls and floor with electric underfloor heating. Panelled ceiling with six inset spot lights.

INNER HALLWAY

3.76m x 0.84m (12'4 x 2'9)

Matching wood strip flooring. Fitted high level built in electric meter cupboard with an electric consumer unit (approx 18 months old). Outer door with an inset decorative glazed panel opens to the rear external stone staircase and leads down to the rear communal courtyard and Garage. Doors leading off to Bedrooms Two and Three.

BEDROOM TWO

4.78m x 3.28m (15'8 x 10'9)

Second tastefully presented double bedroom. Large UPVC double glazed window to the side elevation with a central opening light and fitted blinds. Single panel radiator. Large built in airing cupboard with double opening pine louvre doors, houses a wall mounted Baxi combi gas central heating boiler (approx 4 months old). Adjoining pine shelving for linen storage.



BEDROOM THREE

4.47m x 2.54m (14'8 x 8'4)

Third well proportioned double bedroom. UPVC double glazed window overlooks the rear of the property with a side opening light and fitted window blinds. Double panel radiator.

OUTSIDE

To the front of the property there is a large walled garden shared between the three flats. The garden enjoys a sunny south facing aspect and has been laid to lawn with well stocked side flower and mature shrub borders. The garden is approached through a wrought iron gate with pathway leads to the front entrance and continuing down the side of the house to the rear parking and garages.

GARAGE

The parking and Garages are accessed via the rear service road and this particular apartment has the middle garage approached through an up and over door.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a recently installed (approx 4 months old) Baxi combi boiler in Bedroom Two serving panel radiators and giving instantaneous domestic hot water. The En Suite and Bathroom have electric underfloor heating.

DOUBLE GLAZING

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

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 900 years. The Freehold is owned by Ginger Towers Ltd, which is owned by the three flat owners. Solicitors to confirm. Council Tax Band C.

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MAINTENANCE

Each flat owner pays £75 per month to control outgoing expenses to common parts. This includes the block insurance. Any additional work and expenditure required would be split 3 ways. Solicitors to confirm.

Note: We understand the property had a new roof in 2019.

NOTE

We understand pets and lettings are allowed.

LOCATION

This very spacious and tastefully presented modernised flat occupies the 1st floor of this very attractive period property, built as a single dwelling in the early 1890s and converted some years later. This particular property offers three double bedrooms together with a 4th single bedroom/study, with both a modern en suite shower room/WC and principal modern bathroom. The property enjoys a popular residential location on Clifton Drive South within easy reach of the St Annes Square with its comprehensive shopping facilities and town centre amenities. The beach and foreshore are also within easy walking distance. Bus services are readily available on Clifton Drive with routes into Lytham, St Annes and Blackpool centres. Viewing essential to appreciate the space this property has to offer.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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.

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 May 2026

Flat 2, 233, Clifton Drive South, Lytham St Annes, FY8 1HU



Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only



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



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