



ESTATE AGENTS • VALUER • AUCTIONEERS



15 Regent Avenue, Lytham

- Beautiful 'Kensington' Style Detached Family House
- Impressive Hallway with Central Staircase Leading Off
- Four Reception Rooms, Study & Conservatory
- Super Open Plan Family Dining Kitchen
- Utility Room & Cloaks/WC
- Principal Bedroom with Dressing Room , Bathroom/WC & Balcony
- Four Further Double Bedrooms, 2nd En Suite & Family Bathroom/WC
- Stunning Private Landscaped Gardens to the Rear
- Double Garage & Excellent Off Road Parking
- Leasehold, Council Tax Band H & EPC Rating C

£1,250,000

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



www.johnardern.com



15 Regent Avenue, Lytham

GROUND FLOOR

OPEN PORCH ENTRANCE

With over head light.

ENTRANCE HALL

6.93m x 4.11m (22'9 x 13'6)

Most impressive central reception hallway approached through outer door with semi obscure double glazed panel and side double glazed windows. Feature turned staircase with spindled balustrade and oak handrails. Solid wood strip floor. Corniced ceiling. Panel radiator. Side cloaks/store cupboard with hanging rail. Under stair cupboard.



FORMAL LOUNGE

8.97m into bay x 4.50m (29'5 into bay x 14'9)

Stunning principal reception room with 10ft6 high ceiling with corniced moulding and two hanging lights. Solid wood strip floor. Feature walk in bay with four double glazed windows and four circular double glazed units above. The bay looks onto the enclosed rear garden with adjoining double glazed French door giving access into the rear conservatory. Side double glazed window with circular window over. The focal point of the room is an inset fireplace with detailed carved surround. Coal effect electric fire standing on a raised marble hearth. Two illuminated wall display niches. Two double panel radiators.



FAMILY SITTING ROOM

5.61m into bay x 5.23m (18'5 into bay x 17'2)

Second well proportioned and appointed reception room with matching solid wood strip floor. Deep wrap around bay window with three double glazed units enjoy views of the front gardens. The focal point of the room is a polished stone fireplace with gas coal effect living flame fire and matching over mantle and hearth. Two double panel radiators. Corniced ceiling with ceiling downlights.



THIRD RECEPTION ROOM

5.26m x 3.89m (17'3 x 12'9)

Originally designed as a children's reception room/play room but has been furnished as a principle study with fitted furniture and peninsula desk, drawers and cupboards. Polished wood strip floor. Two panel radiators. Full fibre broadband. Corniced ceiling and halogen downlights.



15 Regent Avenue, Lytham



STUDY

4.57m x 2.79m (15' x 9'2)

With matching wood polished floor. Double glazed window overlooks the side elevation. Panel radiator. Corniced ceiling. This room has been used as a walk in cloak room with a bank of cupboards for storage.



CLOAKS/WC

2.13m x 1.83m (7' x 6'0)

Modern two piece white suite comprises: Semi concealed low level WC. Display sill above. Oval wash hand basin with a centre mixer tap. Part tiled walls and floor.

DINING KITCHEN

5.33m x 5.28m (17'6 x 17'4)

Superbly fitted FAMILY dining kitchen installed by 'Carl Josef' in 2007 with an excellent range of wall and floor mounted cupboards and drawers. 'Fired granite' working surfaces with concealed downlighting. Inset stainless steel sink incorporating a waste disposal unit together with molded granite draining board and Quooker hot water tap. Integrated Siemens dishwasher. Built in Siemens appliances comprise: Automatic electric oven and plate warming drawer. Combination microwave oven and grill. Matching worktop with Miele four ring induction hob with chrome extractor hood above. Built in wine fridge and adjoining second freezer. Liebherr larder fridge and separate integrated freezer. Canopied halogen lighting. Circular island

breakfast bar. Extra cupboards and drawers beneath. Tiled floor with electric under floor heating to the kitchen, the tiled floor continues into the adjoining dining room and conservatory. Double panel radiator. Three double glazed windows. Halogen downlights. Wall mounted television point. Side arch gives access into the dining room.



OPEN PLAN DINING ROOM

4.11m x 3.51m (13'6 x 11'6)

Being open plan to the main kitchen and having matching tiled floor with electric under floor heating. Panel radiator. Ceiling downlights. Note: originally there were double doors into the hall but this has been changed to enjoy the open plan feel to the main kitchen and conservatory.



CONSERVATORY

3.96m x 3.66m (13' x 12')

With pitched ceiling with double glazed windows enjoying stunning views looking onto the enclosed private rear garden. Two double panel radiators. The conservatory continues with the side passageway which is open to the dining room and having double opening, double glazed doors leading onto the sun terrace and French door into the main lounge. Two double panel radiators. Tiled floor with under floor heating and matching pitched ceiling.

UTILITY

2.74m + cupboards x 1.73m (8'11" + cupboards x 5'8")

With ceramic tiled floor. Excellent range of wall and floor mounted cupboards with corner heated drying cupboard and having a laminate topped working surface with single drainer stainless steel sink unit and chrome mixer tap. Plumbing facilities adjoin for automatic washing machine and tumble dryer. Cupboard contains a Worcester gas central heating boiler. Outer door with upper double glazed glass panel. Single panel radiator.



FIRST FLOOR LANDING

6.27m x 4.88m (20'7 x 16')

Approached from the previously described staircase leading to a stunning first floor landing. With matching 'wrap around' spindled balustrade with oak handrails. Two panel radiators. Feature coved ceiling and centre rose. Double glazed picture window looks over the centre balcony with the gardens beyond. Useful airing cupboard with insulated hot water cylinder and open shelving.



15 Regent Avenue, Lytham



BEDROOM SUITE ONE

6.27m into bay x 5.28m (20'7 into bay x 17'4)

Very spacious and extremely well presented double bedroom with walk in bay window with three double glazed windows overlooking the front elevation. Two single panel radiators to the bay and further side window with double panel radiator beneath. Double glazed French door gives access onto the centre SUN BALCONY. Corniced ceiling and halogen downlights. Centre staircase with two handrails leads to the DRESSING ROOM.



SUN BALCONY

3.18m x 1.27m (10'5 x 4'2)

With wrought iron balustrade.

DRESSING ROOM

3.89m plus wardrobes x 3.20m (12'9 plus wardrobes x 10'6)

Extensively fitted by 'Carl Josef' with floor to ceiling wardrobes with mirror fronted doors and drawer units. Kneehole dressing table with open shelving and further range of wardrobes. Obscure double glazed outer window with top opening light. Ceiling downlights and canopy lighting. Centre arch leads through to the En suite bathroom through double doors.



EN SUITE BATHROOM

4.50m x 3.89m into bay (14'9 x 12'9 into bay)

Raised tiled floor with feature Villeroy & Boch curved bath with adjoining freestanding chrome mixer tap and hand shower. Step in double shower compartment with a 'rain drop' shower head and hand shower. Fitted screen. Twin bowl circular Villeroy & Boch bowls with wall mounted mixer tap and cupboards beneath. Illuminated canopied mirror



15 Regent Avenue, Lytham

over. The room has two panel radiators. Four obscure double glazed windows with top opening lights. Ceiling halogen downlights. Two wall mounted chrome heated ladder towel rails. Electric under floor heating.



SEPARATE WC

1.57m x 1.40m (5'2 x 4'7)

With a two piece Ideal Standard white suite comprising: pedestal wash hand basin with chrome mixer tap. Semi concealed low level WC. Single panel radiator. Ceiling downlights. Electric under floor heating.

STORE ROOM

1.42m x 1.40m (4'8 x 4'7)

With overhead light and double panel radiator.

BEDROOM SUITE TWO

5.26m x 5.00m (17'3 x 16'5)

(max 'L' shape measurements) Ideal guest suite having a wide bay window with all double glazed units overlooking the front gardens. Two panel radiators. Corniced ceiling.



EN SUITE SHOWER ROOM/WC

3.05m x 1.73m (10' x 5'8)

Having three piece suite comprising: double shower with plumbed shower and fixed side screen. Vanity wash hand basin with mirror over and cupboards and drawers beneath. Canopy over with halogen downlights and shaving point. The suite is completed by a Roca low level WC. Obscure double glazed outer window. Chrome heated ladder towel rail.



BEDROOM THREE

4.72m x 3.43m (15'6 x 11'3)

Delightful third double bedroom with double glazed window overlooking the landscaped rear gardens. Panel radiator. Corniced ceiling. Access to loft via a folding ladder.



15 Regent Avenue, Lytham



BEDROOM FOUR

3.66m x 3.28m (12' x 10'9)

Good sized fourth double bedroom with matching double glazed window overlooking the rear elevation. Panel radiator. Corniced ceiling.



BEDROOM FIVE

3.66m x 2.57m (12' x 8'5)

Larger than average fifth double bedroom with double glazed window overlooking the rear. Panel radiator. Corniced ceiling.



FAMILY BATHROOM/WC

4.80m x 2.92m into shower (15'9 x 9'7 into shower)

Modern four piece white suite comprises: tiled panelled jacuzzi style bath with centre mixer tap and hand shower. Step in tiled shower compartment with a curved folding outer doors and having a rain drop over head shower, separate body jets and hand shower. Vanity wash hand basin with cupboards and drawers beneath, mirror over with canopied lighting and shaving point. Chrome mixer tap. The suite is completed by a Roca low level WC. Obscure double glazed outer window. Panel radiator. Ceiling downlight. Extractor fan.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a concealed boiler in the utility porch serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.



15 Regent Avenue, Lytham

OUTSIDE

To the front of the property there is a large extremely well planned, landscaped garden approached through double electrically operated wrought iron gates with matching front wrought iron fencing. Centre lawn with well stocked shrubs, flower borders and mature trees. Wide block paved driveway gives excellent off road car parking and leads to the DOUBLE GARAGE. Attractive raised rockery adjoining the house with a variety of conifers and shrubs. All weather power points.

Central wrought iron security gate gives further access to the rear garden via the side paved area with external gas and electric meters. Very useful timber store/work room (17'9 x 11'8) with power and light supplies. Single glazed windows giving natural light. Double opening doors for easy access.

To the immediate rear there is a feature lawned enclosed garden which must be inspected to be fully appreciated and has got extremely well stocked shrub and flower borders supporting a host of ever green conifers, lavender walk ways and having a very wide stone flagged sun terrace approached from the main house and conservatory. Due to it's size the garden enjoys maximum sun light. External lighting and garden tap. Ornamental pond with water feature. To the far corner there is an attractive summer house standing on a raised decked area.



DOUBLE GARAGE

5.79m x 5.59m (19' x 18'4)

Brick constructed double garage with electrically operated up & over door and side personal door with upper double



15 Regent Avenue, Lytham

glazed panelling. Obscure double glazed window gives further light. Power, light and water supplies connected.

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 £200. Council Tax Band H.

LOCATION

This superb detached five bedroom family home was constructed approximately 25 yrs ago by Kensington Developments Ltd and this particular property style is known as the 'Kensington'. The property is situated in this most desirable residential area of Lytham St Annes, being within 5 minutes drive along the new bypass giving easy access onto the M55 motorway.

An internal inspection is strongly recommended to appreciate how the house has been changed and altered over the years and offers delightful well appointed accommodation with 'Carl Josef' kitchen and fitted bedroom suites. Very private landscaped gardens with electrically operated double gates to the front.

INTERNET CONNECTION

The current vendor has informed us the property has full fibre broadband available.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

Consumer Protection from Unfair Trading Regulation

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 out their own investigations before contract. Details Prepared April 2025



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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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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