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1 Clifton Gate, Lytham

- Modern Ground Floor Purpose Built Apartment
- Very Close Walking Distance to Lytham Centre
- Spacious Lounge with Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Allocated Parking Space
- Double Glazing & Electric Heating
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£198,950

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



www.johnardern.com



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COMMUNAL ENTRANCE

With a security entry phone system. Stairs to the 1st and 2nd floors.

PRIVATE ENTRANCE HALLWAY

4.06m x 2.92m max (13'4 x 9'7 max)

Spacious central L shaped hallway. Wall mounted entry phone hand set. Atlantic slim line panel heater. Useful built in cloaks/store cupboard with an overhead light and housing the electric circuit breaker fuse box. Additional side airing cupboard containing an insulated hot water cylinder. Internet point. Matching doors leading off.



LOUNGE WITH DINING AREA

6.35m x 3.15m (20'10 x 10'4)

Very tastefully appointed and spacious Lounge with Dining Area. UPVC double glazed window with three side opening lights enjoys delightful south facing views looking onto the front communal gardens bordering South Park with mature trees. Fitted window blinds. Television, Sky and telephone points. Two Atlantic slimline panel heaters. Door leading to the Kitchen.



KITCHEN

2.97m x 1.93m (9'9 x 6'4)

Extremely well fitted modern kitchen with an excellent range of wall and floor mounted cupboards and drawer. Laminate working surfaces and discreet downlighting. Stainless steel single drainer sink unit with chrome mixer tap. Built in appliances comprise: Lamona electric oven. Hisense four ring ceramic hob with a stainless steel illuminated extractor canopy above. Integrated Indesit fridge/freezer. Built in slimline Indesit dishwasher and Hotpoint washing machine, both with matching cupboard fronts. Part ceramic tiled walls. Inset ceiling downlights. Kickspace floor lighting.



BEDROOM SUITE ONE

4.14m x 2.64m (13'7 x 8'8)

Tastefully decorated principal double bedroom. UPVC double glazed window with three side opening lights overlook the inner court yard. Fitted window blinds. Telephone and television aerial points. Atlantic slim line panel heater. Door leading to the En Suite.

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BEDROOM TWO

4.04m x 3.12m (13'3 x 10'3)

Second spacious double bedroom with a UPVC double glazed window and side opening light overlooking the south facing mature front gardens. Fitted window blinds. Atlantic slim line panel heater.



EN SUITE SHOWER ROOM/WC

UPVC double glazed obscure opening window. White three piece suite comprises: step in tiled shower compartment with a plumbed shower and folding glazed door. Roca pedestal wash hand basin. The suite is completed by a Roca low level WC. Atlantic white electric ladder headed towel rail. Silavent ceiling extractor fan. Part tiled walls.



BATHROOM/WC

2.11m x 1.68m (6'11 x 5'6)

Three piece white suite comprises: paneled bath with wall mounted mixer tap. Roca pedestal wash hand basin with fitted mirror above. Matching Roca low level WC. Atlantic white electric ladder towel rail. Ceiling extractor fan. Part tiled walls. Wall mounted bathroom cabinet.



ELECTRIC HEATING

The property enjoys the benefit of electric heating from Atlantic panel wall heaters where described together with electric immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows have UPVC DOUBLE GLAZED units.

PARKING

There is a numbered (1) single car parking space allocated to the property (1st car parking space on the right hand side).

NOTE

Pets are not allowed. Long term lettings are allowed.

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £105 per month (solicitor to confirm) is currently levied which includes the buildings insurance and window cleaning.

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 £150 (Solicitor to confirm). Council Tax Band C.

LOCATION

This delightful two bedroom ground floor apartment is situated on this modern development known as 'Clifton Gate' constructed by Roland Homes in 2005 and is situated at the junction of South Park and Ballam Road adjoining the main gates to Lytham hall and within 300 yards from the centre of Lytham with it's well planned tree lined shopping and town centre amenities. Approached through electrically operated security gates leading to the illuminated court yard with numbered car parking spaces. There are transport services running adjacent on South Park to both Lytham and St Annes.

An internal viewing is recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 & Consumers Act 2024

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 August 2026

1, Clifton Gate, South Park, Lytham St Annes, FY8 4QX



Total Area: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only



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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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