

## 4, Palace Court Sandylands Promenade, Heysham,



**£195,000**

Outstanding Two-Bedroom Apartment for Over 55s with Glorious Sea Views, Balcony & Garage

Set within a sought-after development for the over 55s, this beautifully presented freehold first-floor apartment offers breathtaking sea views—you can even enjoy them from the comfort of your sofa in the lounge! With its elevated position and stunning outlook, this is a home that truly offers both tranquillity and convenience.

Step inside to discover two beautifully appointed double bedrooms, a modern, stylish bathroom, and a show-stopping kitchen fitted to a high standard with integrated appliances and sleek finishes. The incredible lounge is spacious and light-filled, providing direct access to a lovely private balcony, perfect for enjoying your morning coffee while enjoying the coastal scenery.

This exceptional apartment also benefits from a lift to all floors, making access effortless, and includes a private garage located in the lower basement, complete with an up-and-over door for added security and ease.

Whether you're looking to downsize in style, enjoy a peaceful retirement retreat, or even invest in a potential Airbnb opportunity, this remarkable apartment is a rare find. Offering luxury, location, and spectacular views, it's the perfect place to call home by the sea.

Just a quick step across the road leads you straight to the magnificent beach, perfect for peaceful strolls, sea air, and soaking in the stunning coastal views right on your doorstep.

## Hallway



Walk in storage cupboard, consumer unit, intercom, carpeted floor, radiator.

## Lounge/Diner



Double-glazed window to the side and double-glazed sliding doors leading onto the balcony, where you can enjoy the spectacular views, elegant marble fireplace with an inset electric fire, featuring a range of colour-changing lighting options to create the perfect ambience, carpeted floor and radiator.

## Kitchen



Double-glazed window to the front offering lovely views, a range of crafted cabinets finished in a white high gloss, Armitage shanks ceramic sink, breakfast bar and stools, four ring gas hob and extractor hood, electric oven, washing machine, integrated fridge and freezer, tile effect floor, radiator, Valliant combi boiler.

## Bedroom One



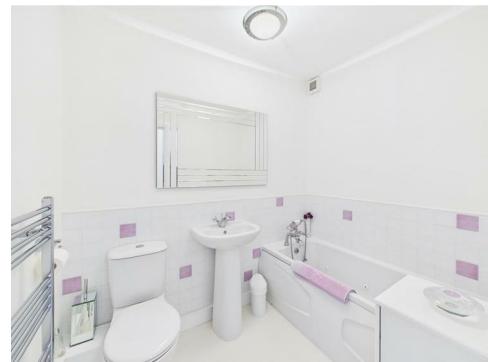
Double-glazed window to the front, wardrobes and chest of drawers, carpeted floor, radiator.

## Bedroom Two



Double-glazed window to the front, wardrobes and chest of drawers, carpeted floor, radiator.

## Bathroom



Bath with a shower attachment, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Garage

Large parking space with an up-and-over door and can be accessed internally from the lift as well as outside.

## Useful Information

Tenure Freehold

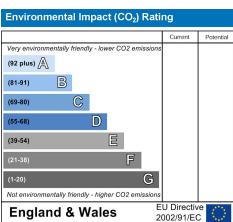
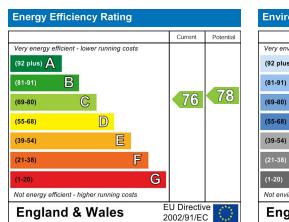
Council Tax Band (C) £2,140

No Onward Chain

Service Charge/Maintenance £400

every 6 months

No Ground Rent



The Property  
Ombudsman

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