

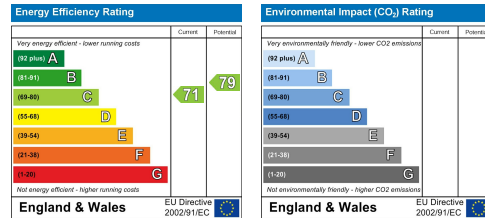
## 334 Marine Road Central, Morecambe, LA4 5AB



**£395,000**

Grade II Listed Victorian Townhouse set over five floors that was historically built to accommodate four flats which are not self-contained except for the ground floor and third floor. The other two flats have split accommodation which is separately accessed from the communal stair and landing areas.

rating of C  
Each flat has a separate electricity meter, The council tax for two of the flats is band B £1756.26 and the other two are band A £1505.37



The property's historical architecture and prime location overlooking Morecambe Bay offer a stunning backdrop for a renovation project, and its existing layout provides versatile living options. Whether you envision a grand single residence or wish to maintain its current multi-unit configuration, this property promises a unique blend of character and potential. The private parking spaces and proximity to the promenade enhance its appeal, making it an attractive prospect for those looking to invest in a home with both charm and opportunity. As well as glorious views over the bay this imposing property also has a generous rear garden to relax or host gatherings.

The property does require modernisation and would be perfect for those seeking a renovation project. to return this wonderful home to its former glory!

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The cellars offer great storage space and good head height.

### Useful Information

Tenure Freehold

Grade II Listed

All four apartments have an EPC





Approximate total area<sup>1)</sup>  
 2957.06 ft<sup>2</sup>  
 274.72 m<sup>2</sup>

Reduced headroom  
 61.35 ft<sup>2</sup>  
 5.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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