



18 Marine Drive, Hest  
Bank, Lancaster, LA2 6EB

18, Marine Drive, Hest Bank, Lancaster

## *The property at a glance*

3  1  2 

- Impressive Detached Bungalow In Hest Bank
- Breath-taking Sea Views
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Additional WC
- Conservatory & Balcony
- Enclosed Rear Garden, Driveway & Garage
- Tenure: Freehold
- Property Band: D
- EPC: TBC



Get in touch today

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# £325,000

# Get to know the property



Nestled in the picturesque area of Hest Bank, Lancaster, this charming detached bungalow on Marine Drive offers a delightful blend of comfort and stunning natural beauty. With three well-proportioned bedrooms, this home is perfect for families or those seeking a peaceful retreat. The main bedroom boasts a private balcony that overlooks the serene waters of Morecambe Bay, providing an idyllic spot to enjoy morning coffee or evening sunsets.

The property features two inviting reception rooms, ideal for both relaxation and entertaining guests. Large windows throughout the bungalow allow for an abundance of natural light, enhancing the warm and welcoming atmosphere. The panoramic views across Morecambe Bay are truly breathtaking, making this home a unique gem in the area.

For your convenience, the property includes off-street parking and a garage, ensuring that you have ample space for vehicles and storage. The surrounding area is known for its tranquil environment, with easy access to local amenities and beautiful coastal walks.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and stunning scenery. Whether you are looking to settle down or seeking a holiday retreat, this property is sure to impress. Do not miss the opportunity to make this beautiful bungalow your own.





### Vestibule

For further information, please contact the office at your earliest convenience.  
Composited leaded frosted door, tiled floor, wood single glazed door to hall.

### Hallway

Central heating radiator, parquet floor, doors to reception rooms 1 & 2, and bedroom 2.

### Reception Room

UPVC double glazed bay window, central heating radiator, gas fire, granite hearth, coving and picture rail.

### Kitchen

UPVC double glazed door, UPVC double glazed box bay window, central heating radiator, tiled splash back, range of wall, drawer and base units, stainless steel sink, extractor hood, 4 ring gas hob, double electric oven, plumbing for washing machine, door to stairs to first floor, space for fridge freezer, UPVC double glazed door to rear, laminate floor.

### Bathroom

UPVC double glazed frosted window, central heating radiator, fully tiled to complement, corner bath with traditional taps, low rise WC, pedestal wash basin with traditional taps, electric shower, lino floor.

### Reception Room 2

UPVC double glazed sliding door to conservatory, central heating radiator, wood floor.

### Conservatory

9 x UPVC double glazed windows, polycarbonate roof, UPVC double glazed door to rear.

### Bedroom 2

2 x UPVC double glazed windows, central heating radiator, electric fire in tiled hearth and wood surround.

### Landing

Wood doors to bedrooms 1 & 3, stairs to ground floor and loft access, smoke alarm.

### Bedroom 1

UPVC double glazed window, UPVC double glazed door to balcony, central heating radiator, built-in wardrobes, door to en-suite.

### En-Suite WC

Low rise WC, wall mounted sink, wood Velux double glazed window, lino floor.

### Bedroom 3

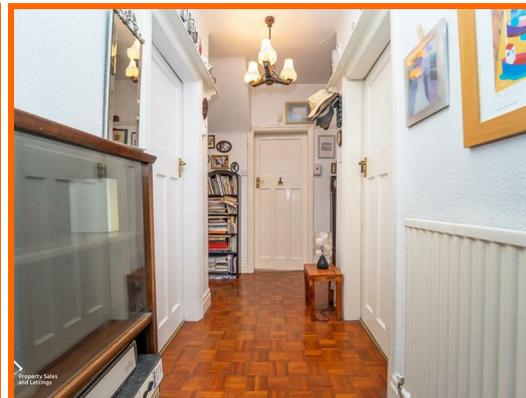
UPVC Velux double glazed window, central heating radiator.

### Front Garden

Lawn, shrubs, tarmac drive leading to garage.

### Rear Garden

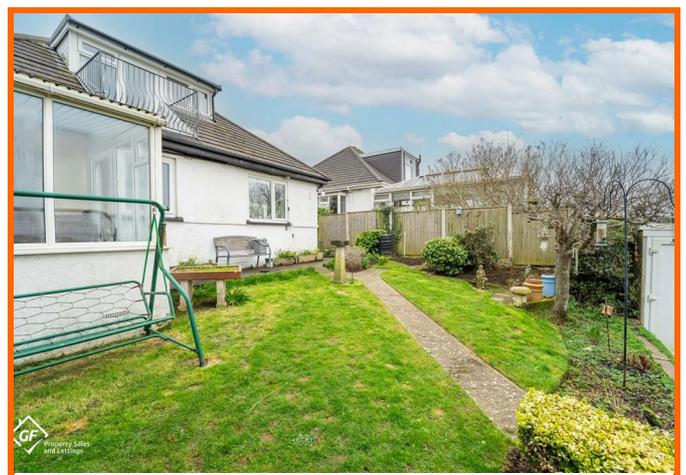
Paving, lawn and outbuilding.



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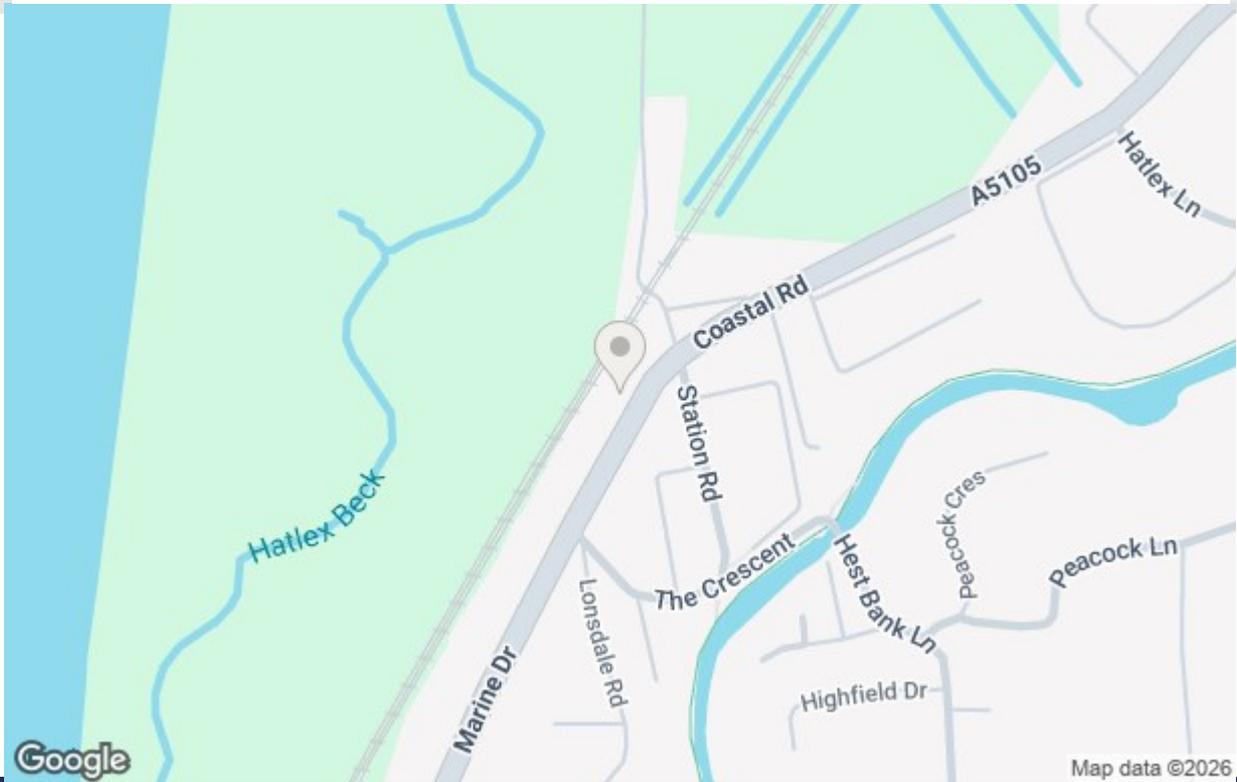
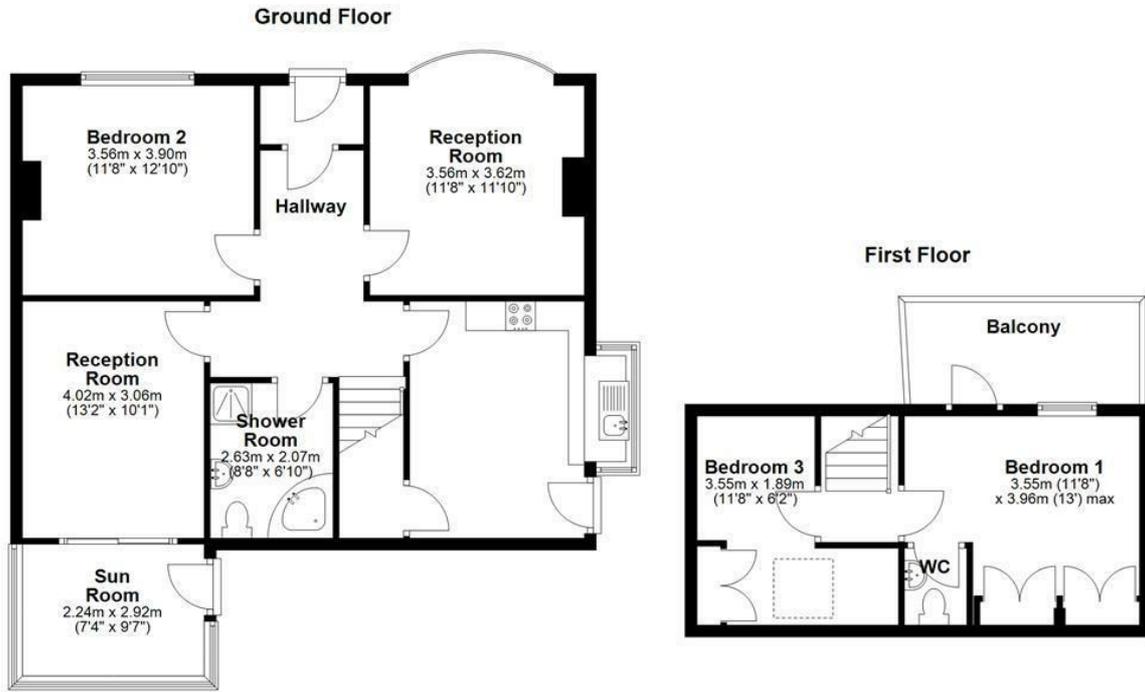
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# Take a nosey round



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	