

**Clifton Drive  
Lytham St Annes**

**REF: MIS756L**

- \* Rest Home
- \* St Annes On Sea, Lancashire
- \* Registered for 14 Residents
- \* Substantial Detached Dormer Bungalow
- \* 0.2832 Acres of Property and Land
- \* Desirable Location
- \* In Lovely Order Throughout
- \* Car Parking
- \* Private Gardens
- \* Viewing Highly Recommended



**DESCRIPTION:** Kenricks are pleased to offer this Rest Home for Sale.

This substantial detached dormer bungalow positioned within its own grounds is situated in the desirable residential location of Clifton Drive in St Annes on Sea being close to St Annes Town Centre and amenities.

The Rest Home is registered for 14 residents, however the property could be offered with vacant possession used for a number of alternatives uses subject to planning permission.

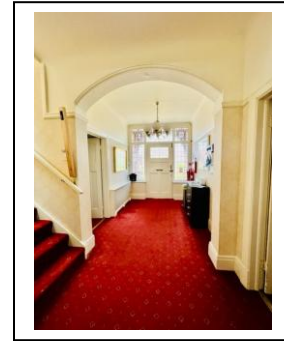
The property has retained many of its original features and needs to be viewed to be fully appreciated.



**REF: MIS756L**

**Ground Floor**

Main Entrance leading to:  
Impressive Hallway.  
Guest Lounge with feature fireplace.  
Large Dining Room with feature ceiling and wall lighting.  
Fitted Kitchen with a range of equipment to cater for all guests.  
Pantry.  
Residents Conservatory.  
Visitors Room.  
Staff Room.  
Laundry Room.  
11 Bedrooms - 3 En-Suite with shower and toilet and 3 Part En-Suite with toilet.  
Wet Room.  
Bathroom comprising three-piece suite.  
3 Separate Toilets.



**First Floor**

3 Bedrooms – with En-Suite Wet Rooms.



**REF: MIS756L**

**EXTERIOR:** Outbuilding to the rear with offices, shower and toilet. Driveway to the front and side of the property with car parking for a number of vehicles. Landscaped garden area to the front with in and out driveway. Private garden area to the rear of the property leading from Conservatory with ramp access.

**AGENTS NOTES:** The property is centrally heated and has double glazing. Stairlift installed. Plans available on request.

**BUSINESS:** Accounts on Application

**TENURE:** Virtual Freehold – 999 yr Lease.

**PRICE:** £700,000

**VIEWING:** By appointment through Kenricks 01253 420420.