

**Clifton Drive South
Lytham St Annes**

REF: MIS197M

- * **Rest Home**
- * **St Annes On Sea, Lancashire**
- * **Registered for 14 Residents**
- * **Substantial Detached Period Property**
- * **Situated on 0.184 Acres**
- * **Desirable Location**
- * **In Lovely Order Throughout**
- * **Car Parking**
- * **Private Gardens**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this prestigious Rest Home for Sale.

This substantial detached period property positioned within its own grounds is situated in a desirable residential location in St Annes on Sea being close to St Annes Town Centre and amenities.

The Rest Home has been providing care for over 25 years and 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.

Ground Floor

Main Entrance leading to:

Hallway.

Resident's Lounge

Dining Room

TV Lounge

Staff Room

Fitted Kitchen with a range of equipment to cater for all residents.

Pantry.

Staff Toilet

Quiet Lounge

Staff Room

Wet Room

6 Bedrooms, 2 with en-suite shower and toilet, 4 with en-suite toilet.

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Lower Ground Floor

Basement Area with Laundry Room

First Floor

8 Bedrooms 3 with en-suite shower and toilet,
5 with en-suite toilet.

Bathroom comprising 3-piece suite with
shower over bath.



EXTERIOR: 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. Yard area to the rear of the property.

AGENTS NOTES: The property is centrally heated and has double glazing. All rooms have a telephone point & internet access. Stairlift installed.

BUSINESS: Accounts on Application

TENURE: Virtual Freehold.

PRICE: £700,000

VIEWING: By appointment through Kenricks 01253 420420.



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