



## Grange-over-Sands

£120,000

The Flat, 2 Devonshire Place, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HF

An excellent opportunity for Investors, First-Time Buyers, or those seeking a convenient 'lock up and leave' holiday base. This centrally located Maisonette offers a level walk in to town, retains some period features and has partial views towards Morecambe Bay.

The accommodation is very spacious and comprises Sitting Room and Kitchen on the First Floor, Bedroom and Shower Room on the Second Floor.

Offered for sale with no onward chain.

### Quick Overview

Pleasant Bay Views from Rear

1 Bedroom Maisonette

High ceilings and some period features

Gas central heating and double glazing

Some contents available

Level walk in to Town

Park Gardens and Promenade close-by

On road parking or car-park - close-by

Ultrafast Broadband



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Ultrafast  
Broadband



On Road  
Parking

Property Reference: G3239



Kitchen



Kitchen



Sitting Room



Sitting Room

The half glazed uPVC front door opens in to the Lobby with the original spindled and balustraded staircase leading to the First Floor Landing with stripped, half glazed period door to the Kitchen. Fitted with painted wall and base units with worktop and inset black sink with mixer tap. Plumbing for washing machine, slimline dishwasher and space for a fridge. The Kitchen also benefits from Inset ceiling down-lights and some winter views towards Morecambe Bay at the rear. An open arch leads in to the well proportioned Sitting Room with high ceiling, cornicing and deep skirting boards. Recessed coal effect living flame gas fire (Reported as unused by the previous owner; functionality has not been tested and is not guaranteed.) and twin uPVC windows to the front with outlook into Kents Bank Road.

From the Landing the staircase rises and turns to the Second Floor Landing with 'Velux' roof window and original stripped period door to the Shower Room. This is a spacious room with a 3 piece white suite comprising tiled corner shower, WC and wash basin on a grey painted cupboard. Boiler cupboard housing the Worcester gas central heating combi boiler. Recessed hanging space, inset ceiling down-lights, part panelled walls and some lovely views towards Morecambe Bay. The Bedroom is a substantial double room with twin aspect to Kents Bank Road.

**Location** This super Maisonette is located on a pleasant road which provides a short level walk to the amenities on offer within the popular and friendly seaside town of Grange over Sands such as Medical Centre, Banks, Library, various individual shops, Park Road Gardens and the picturesque Edwardian Promenade. A little further is the Railway Station with good connections to the rest of the country and Manchester Airport,

To reach the property head up Main Street, keeping left at the mini-roundabout on to The Esplanade. Take the next right and then left. The Flat, 2 Devonshire Place is shortly on the left hand side above Miniheat Plumbers.

What3words:

<https://what3words.com/union.spreading.recliner>

**Accommodation (with approximate measurements)**

**Lobby**

**First Floor:**

**Kitchen** 13' 5" x 11' 6" (4.09m x 3.52m)

**Sitting Room** 16' 2" x 14' 0" (4.95m x 4.29m)

**Second Floor:**

**Bedroom** 16' 5" x 14' 0" (5.02m x 4.29m)

**Shower Room** 13' 5" x 10' 2" (4.10m x 3.11m)

**Services:** Mains electricity, gas and drainage. Gas central heating to radiators.

**Tenure:** Leasehold. The property is held on a 999 year lease from 1988 subject to an obligation to pay half the cost of maintaining main structural items. (eg roof, roof timbers, chimney stacks, gutters, pipes and rainwater goods, main walls, timbers and foundations). Full details are contained within the lease, a copy of which is available for inspection at our Grange over Sands office. Vacant possession upon completion.

**Council Tax:** Band A. Westmorland and Furness Council.

**Ground Rent and Service Charges:** There is no Ground Rent or Service Charge. Any works are done on an 'as and when' basis.

**Note:** This property may only be used as a Single Private Residence.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £650 – £700 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom



Shower Room



Shower Room



Rear View



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/09/2026.