



COASTAL LIVING IN THE HEART OF LYTHAM ST. ANNES

Welcome to The Residence, a distinctive collection of 23 luxury apartments on Clifton Drive South, just a short walk from the seafront and the town's vibrant heart. Here, contemporary architecture celebrates the traditional charm of Lytham St Annes.

Behind its private gates, landscaped gardens and coastal planting, a sense of calm and community is created while offering a modern way to live by the sea that is sustainable and beautifully connected.

With open, light-filled spaces and a design that balances innovation with heritage, The Residence invites you to experience a new kind of coastal living that is refined, relaxed, and ready for the future.



LIVE BY THE SEA, THRIVE IN COMMUNITY FRIENDLY, TIMELESS, AND VIBRANT

For Social Seekers

Ideal for those who enjoy a lively social scene, immersed in the heart of the action, with cafés, bars, and cultural hotspots just steps away.

For Retirees

A welcoming, connected community perfect for downsizers, with wellness-focused living, peaceful walks, leisure facilities, and social opportunities.

For Professionals

Direct access to neighbouring towns and commuter routes. Perfect for busy professionals seeking balance, convenience, and a stylish, central base.

For Holiday-Home Owners

A charming coastal base close to beaches, cafés, and attractions, perfect for seasonal getaways or short breaks in style and comfort.

For Families

Safe streets, excellent schools, and plenty of local parks and activities create a family-friendly environment where children can thrive.

For Investors

A highly desirable location with broad appeal and strong rental potential, offering modern homes in a prestigious seaside location.



A COASTAL WAY OF LIFE

The Residence is perfectly situated in the heart of St. Annes, with immediate access to the town's shops, cafes, restaurants, and supermarkets. Directly opposite Marks and Spencer, residents benefit from unmatched convenience at their doorstep.

This classic seaside resort is bustling with excellent hotels, vibrant bars, and a wide variety of eateries, alongside Victorian architecture, parks, gardens and the iconic pier. Beyond the sand dunes, the golden coastline stretches to the Ribble Estuary and Irish Sea, perfect for summer evenings or invigorating winter walks. Residents can also enjoy local landmarks such as Fairhaven Lake and Gardens, Lowther Gardens and Pavillion, and the nearby golf courses including the world-famous Royal Lytham & St. Annes Golf Club.



St. Annes is a vibrant and welcoming community, hosting festivals, cultural events and a wealth of leisure activities throughout the year. The area provides excellent schools, transport links, and historic towns across the Fylde region. There is a library, sports and recreation facilities, bowling greens and an array of shops, cafes, and restaurants, alongside essential services such as banks, post offices, doctors, and dentists. All of this combines to make St. Annes a superb place to live, offering the perfect balance of coastal charm, convenience, and lifestyle.

BY FOOT		
Marks & Spencer	226 ft	1 mins
St. Annes Town Centre	486 ft	2 mins
St. Annes Pier	0.2 miles	4 mins
Ashton Gardens	0.2 miles	5 mins
St. Annes Library	0.3 miles	6 mins
St. Annes Train Station	0.3 miles	7 mins
Sainsburys	0.3 miles	7 mins
St. Annes Beach Huts	0.4 miles	9 mins
Royal Lytham & St. Annes Golf Club	0.7 miles	16 mins

BY CAR		
St. Annes Old Links Golf Club	1.2 miles	4 mins
Fairhaven Lake & Gardens	1.7 miles	5 mins
Lytham St. Annes Town Centre	3.1 miles	8 mins
Blackpool Pleasure Beach	3.2 miles	8 mins
Blackpool Tower	4.9 miles	15 mins
Blackpool Town Centre	5.2 miles	17 mins
M55 Motorway	5.4 miles	13 mins
Preston City Centre	14.7 miles	36 mins
M6 Motorway	17.6 miles	24 mins

BY TRAIN		
Preston	13 miles	30 mins
Lancaster	21 miles	1 hr 12
Liverpool	24 miles	1 hr 42
Manchester	38 miles	1 hr 32
Windermere	44 miles	2 hr 03
Leeds	61 miles	2 hr 32
Birmingham	100 miles	2 hr 28
Edinburgh	152 miles	3 hr 39
London	196 miles	3 hr 25



1. The Residence

2. Marks & Spencer

3. St. Annes Pier

4. St. Annes Beach

5. Ashton Gardens

6. St. Annes-on-the-Sea Train Station

7. Sainsburys

8. St. Annes Beach Huts

9. St. Annes Library

10. Royal Lytham & St. Annes Golf Club



DESIGN THAT RESPECTS HERITAGE

COMMUNITY

The apartments sit in a secure gated community, framed by landscaping of trees, shrubs, and coastal planting. This natural setting provides privacy and security while creating a sense of community, reflecting the relaxed, coastal lifestyle of Lytham St. Annes.



DESIGN

There are five distinct apartment layouts, along with two penthouses designed to maximise space and natural light through open-plan living. The building blends contemporary design with sensitivity to its surroundings, incorporating balconies, feature window panelling, sandstone detailing, and a refined colour palette that complements St. Annes' heritage streetscape.



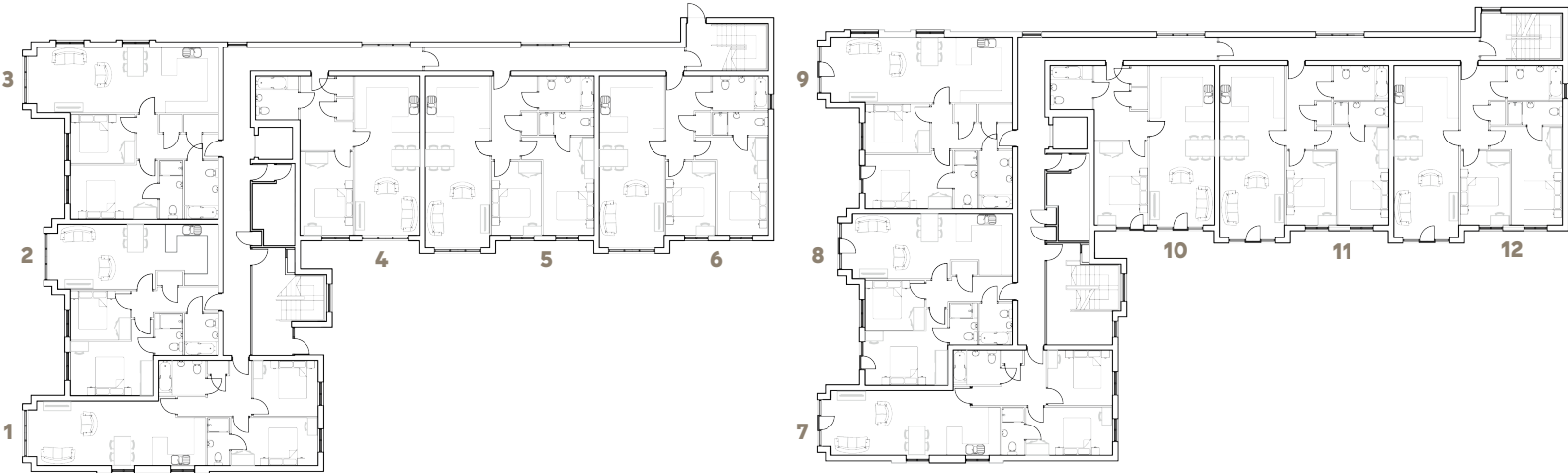
LONGEVITY

The apartments at The Residence have been designed to stand the test of time, featuring solar panels, EV charging points, all-electric systems, and future-proof technology throughout. Open-plan layouts enhance modern living, ensuring the homes remain versatile and comfortable for years to come.



THE RESIDENCE

PLOT 1 - 12



GROUND FLOOR

PLOT	DESCRIPTION	m2.	ft2
1	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	68.3	735
2	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	65.9	709
3	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.8	827
4	1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE	58.0	624
5	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.2	820
6	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	75.8	816

FIRST FLOOR

PLOT	DESCRIPTION	m2.	ft2
7	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	68.3	735
8	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	65.9	709
9	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.8	827
10	1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE	58.0	624
11	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.2	820
12	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	75.8	816

EMBRACE YOUR SURROUNDINGS

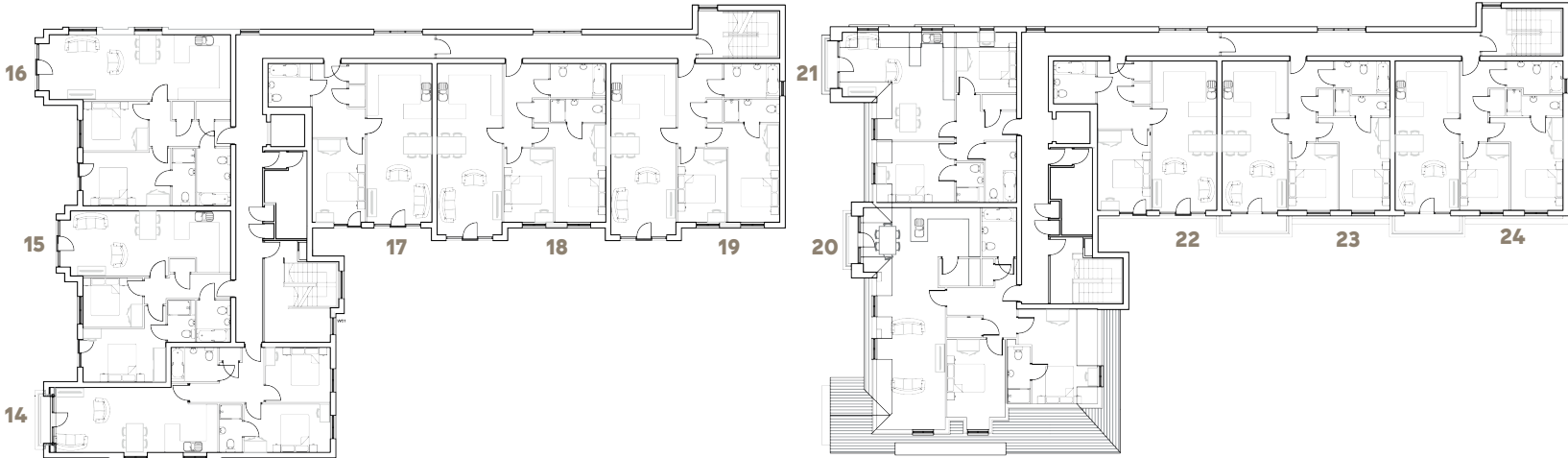




SECURE, MODERN AND REFINED

THE RESIDENCE

PLOT 14 - 24



SECOND FLOOR

PLOT	DESCRIPTION	m2.	ft2
14	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	68.3	735
15	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	65.9	709
16	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.8	827
17	1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE	58.0	624
18	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	76.2	820
19	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	75.8	816

THIRD FLOOR

PLOT	DESCRIPTION	m2.	ft2
20	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	106.3	1144
21	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	699	752
22	1 BED 1 BATHROOM - KITCHEN / DINER / LOUNGE	55.3	595
23	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	70.2	756
24	2 BED 2 BATHROOM - KITCHEN / DINER / LOUNGE	69.8	751





SPECIFICATIONS

Kitchens

Showcasing a handmade, modern handleless design, each kitchen is crafted with a sleek, minimalist aesthetic. Integrated into the scheme are a range of high-quality appliances including an oven, micro & oven, induction hob, full-height fridge and freezer, dishwasher, and washer/dryer.

Each kitchen is built with durable, moisture-resistant materials and reinforced panels, featuring soft-close units and breakfast bar. Work surfaces are finished with robust, hygienic laminate and complemented by glass splashbacks and a bowl and a half sink.

Bathrooms & En Suites

Featuring a sleek, contemporary design with elegant white suites, chrome mixer taps and fittings, the main bathroom includes an over-bath rainfall shower, while en suites are fitted with walk-in shower suites with sliding doors. Chrome heated towel rails complement both spaces, and walls are tiled in marble-effect porcelain, full height within shower areas and half-height elsewhere.

Heating & Ventilation

Heating and hot water are provided by an all-in-one electric boiler, offering high efficiency to reduce energy bills while supporting environmental sustainability.

Modern, radiators deliver warmth to all rooms, with individual heating Controls. Indoor comfort is further boosted by a smart, heat-recovery ventilation system that continuously delivers fresh, filtered air already warmed through recovered heat.

External

Designed to connect naturally with its seaside surroundings, the development features landscaping of coastal grasses, ornamental shrubs, beech hedging, and a feature tree that softens the environment and supports local wildlife by attracting insects and birdlife. Car parking features terracotta block paving stone bays with tarmac surfacing through the centre, complemented by subtle external lighting that highlights the architecture and landscaping. Communal cycle storage is provided within the grounds.

Internal Décor

The interior of each home has been designed in a neutral colour palette that complements the natural setting. Light oak-veneered, solid-core internal doors with chrome ironmongery compliment the space, while generous windows maximise natural light, creating a bright and welcoming atmosphere throughout the building.

Safety & Security

The development is within a secure community with automated electronic gates operated by remote control and code entry to the front and rear car parks. Each apartment has a solid-core FD60-rated entrance door with multi-point locks, door chain, viewer, and is PAS 24 and Secured by Design compliant.

EV Charger

On-site electric vehicle charging provides a convenient charging experience via smartphone technology, with the ability to monitor consumption data and benefit from usage-based billing.



Windows & Doors

Striking, double glazed, aluminium framed windows and doors are finished in Anthracite Grey and draught-sealed with argon-filled, low-E glass. They provide uncompromised thermal efficiency, security, and low maintenance, while their thoughtful design allows generous natural light to brighten each home throughout the day.

Property Management

The Residence is professionally managed by Generations Property Management, renowned in the area for delivering exceptional service. Residents benefit from weekly internal cleans, monthly exterior maintenance, and ongoing care of the landscaped grounds, ensuring the development remains pristine and well-maintained.

Warranty

All homes at The Residence are protected by a ten-year Homeowner Warranty from the award-winning Advantage Structural Defects Insurance (AHCI).





ABOUT RCA DEVELOPMENTS LTD

RCA Developments delivers exceptionally designed homes along the Fylde Coast, combining quality, practical design and modern technology.

Every RCA project is carefully and thoughtfully planned to enhance the natural location and to offer purchasers a home that consistently meets and exceeds expectations, delivering modern living of the highest standard.

RCA Developments maintains long standing relationships with skilled tradespeople, architects, and interior specialists, supported by a hand-picked team dedicated to deliver a service that consistently exceeds expectations. Together, they ensure every RCA home delivers its owners the very highest standards of luxury living.



SHOW HOME NOW OPEN
CONTACT THE AGENTS TO MAKE AN APPOINTMENT





RCA RESIDENTIAL PROJECTS
— LIMITED —

BUILT BY

RCA RESIDENTIAL PROJECTS LIMITED

8 Avroe Crescent

Blackpool, FY4 2DP

01253 489373

info@rcadevelopments.co.uk