FOR SALE

Former B&B Accommodation

Asking Price: £350,000

Fitton Estates .com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

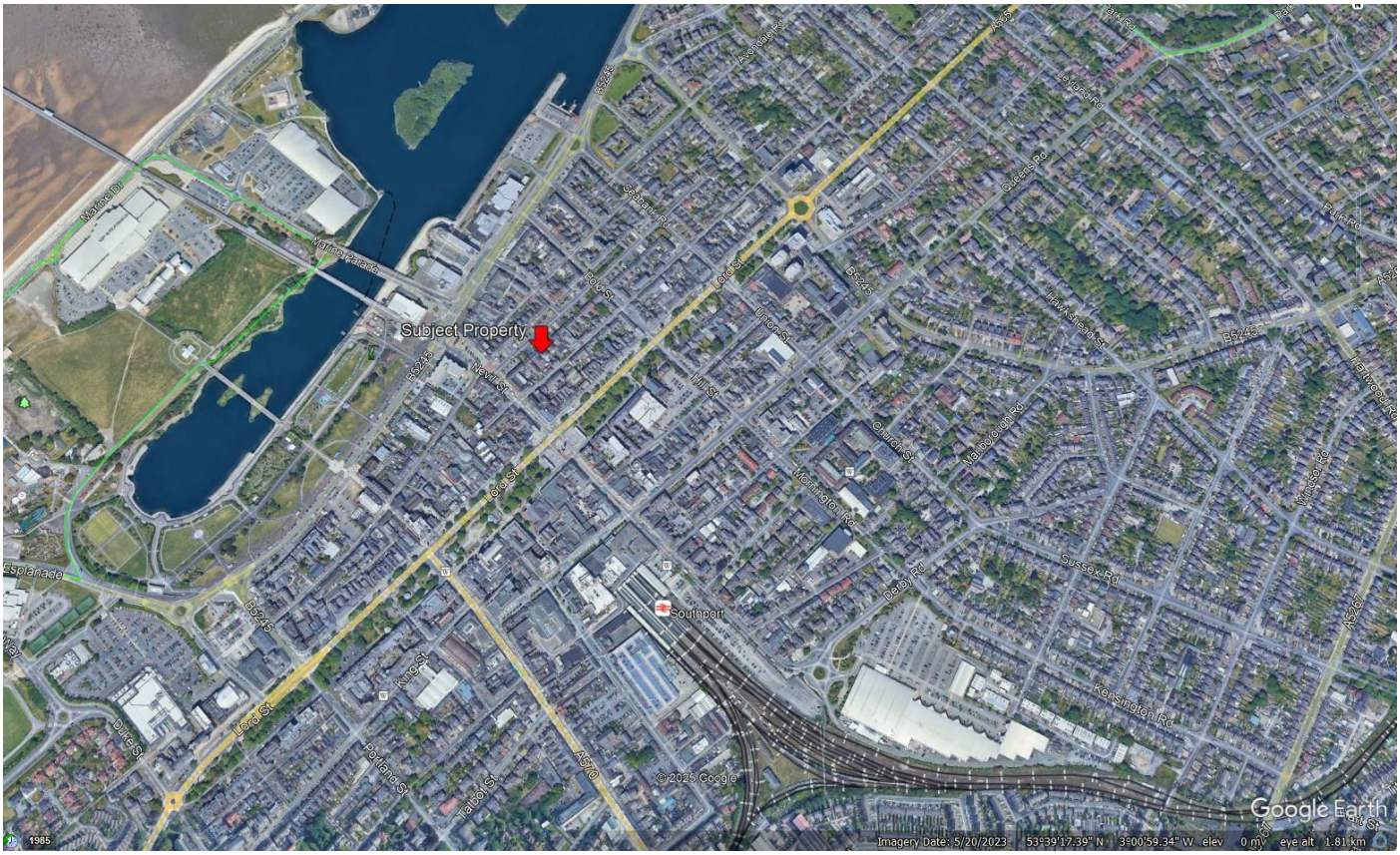
8 Bath Street, Southport, Merseyside, PR9 0DA

- **Former B&B accommodation - converted and repurposed as a single dwelling residential accommodation with 6 bedrooms and 5 bathrooms.**
- **Semi-Detached property close to Southport Train Station and Town Centre.**
- **Well presented and recently refurbished to a high standard.**
- **Offered with vacant possession on completion.**
- **Scope for conversation back to B&B accommmodation or HMO opportunity - Subject to the necessary consents.**
- **Deceptively substantial accommodation extending to over approximately 2,650 sq ft GIA**
- **No VAT on purchase price.**

Fitton Estates, Hoghton Place, 47 Hoghton St, Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property is located to the south-east side of Bath Street, close to its junction with Nevill Street, and between the A565 at Lord Street and the B5345 at Promenade, Southport, Merseyside.

Southport is located approximately 19 miles north of Liverpool and approximately 19 miles southwest of Preston.



Description: The subject property is understood to have previously traded as bed and breakfast accommodation and later repurposed as a single dwelling residential accommodation.

Internally the accommodation is laid out over two levels to the front of the building and over three levels to the rear section. The ground floor is arranged with 2 bedrooms towards the front of the property beyond which there is a lounge, kitchen, dining room, play room, bathroom, shower room and ancillary storage. The accommodation is altogether well presented and maintained, having understood to have been recently refurbished. The kitchen provides a range of contemporary wall and base units incorporating sink unit and integrated appliances. Bathroom suites are tiled and installed with modern bathroom furniture.

Externally, the property is set back from the roadside providing plenty of off road parking. To the rear/side of the property provides an enclosed yard for amenity space with a landscaped decked area.

KITCHEN IS
Seasoned
WITH LOVE

Accommodation: Floor plan not to scale – provided for indicative purposes only. Measurements shown are appoximate only.

Bath Street

Total Approx. Floor Area 2652 Sq.ft. (246.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans,measurements are approximate,not to scale and for illustrative purposes only

Cellar	Ground Floor	First Floor	Second Floor
Approx. Floor Area 314 Sq.Ft (29.2 Sq.M.)	Approx. Floor Area 1251 Sq.Ft (116.2 Sq.M.)	Approx. Floor Area 759 Sq.Ft (70.5 Sq.M.)	Approx. Floor Area 328 Sq.Ft (30.5 Sq.M.)

Tenure: Freehold - pending written verification.

Asking Price: £350,000 subject to contract.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT will not apply to the purchase price. Pending written verification.

Legal: All parties will be responsible for their own legal cost incurred in this transaction

Council Tax: Council Tax band D.

EPC: The property has an EPC rating of D.

Viewing: Strictly by appointment made via the joint agents, Fitton Estates 01704 500345 or Chris Tinsley Estate Agents 01704 512121.

Details Prepared 02 June 2025

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.