



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Westcliffe Road

Southport, PR8 2BN

**£1,345,000**

Flexi-Agent is delighted to present this substantial corner semi-detached residence, currently split into four separate apartments

INVESTMENT - STUNNING DUPLEX 4 BED HOME + 3 BED PENTHOUSE + 2 BED APT + 1 BED APT - This unique home/investment with proven income is a must view there is nothing like it on the market.

Substantial corner semi-detached property provides a stunning home with proven additional income from 3 other apartments rated as holiday lets

Rated as small business rate relief so £0 rates. STUNNING DUPLEX FOUR DOUBLE BEDROOM HOME OVER TWO FLOORS with front door entrance and private rear gated driveway and garage.

Each apartment has private drive and private access.

Additional three separate apartments on separate titles and utility services with proven income in excess of 70k with potential to increase generating income via serviced apartments through booking.com & Airbnb Opportunity to split duplex into 2 further 3-bedroom apartments Modern, luxurious living & only a short stroll into a plethora of shops, boutiques, bars, eateries, Ideal location. Each of the apartments boast their own personal outdoor space and private electric gated drive for off-road parking Short driving distance to all the golf courses.

Viewings available upon request. Available for purchase with NO ONWARDS CHAIN.

- Substantial corner semi-detached residence
- Split into four separate apartments
- STUNNING DUPLEX FOUR DOUBLE BEDROOM HOME OVER TWO FLOORS
- Modern, luxurious living & only a short stroll into a plethora of shops, boutiques, bars, eateries
- NO CHAIN
- Ideal location
- Generating income via serviced apartments through booking.com & Airbnb
- Each of the apartments boast their own personal outdoor space and private electric gated drive for off-road parking
- Short driving distance to all the golf courses
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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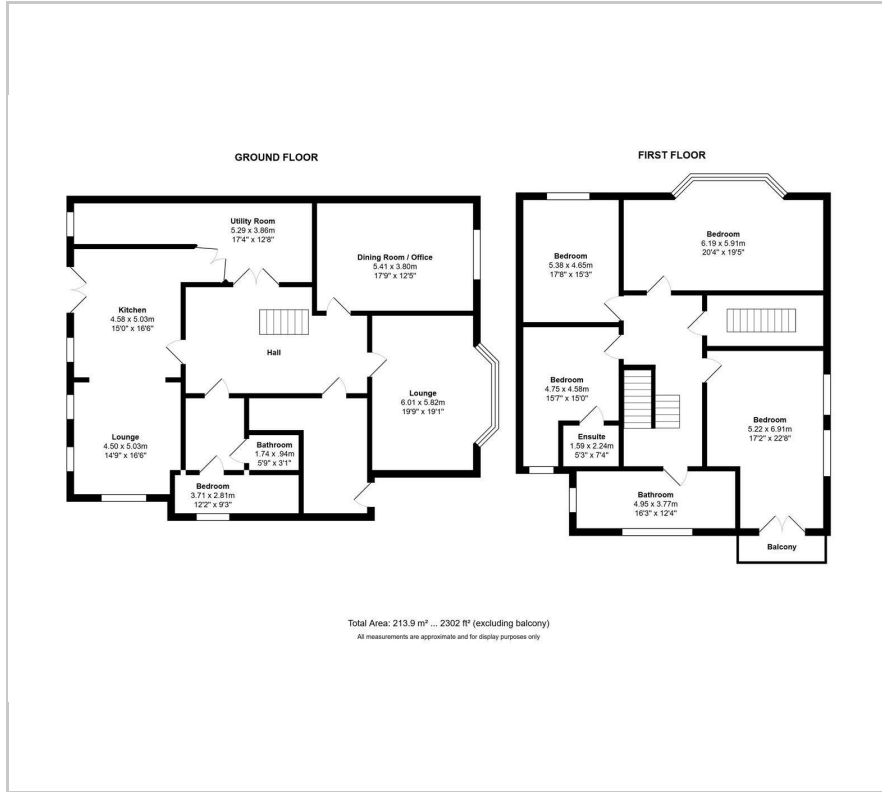
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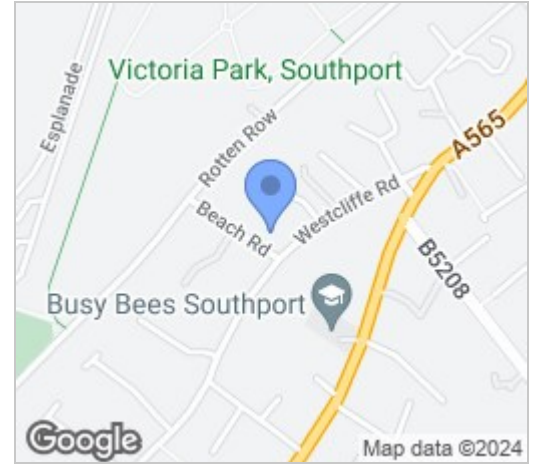
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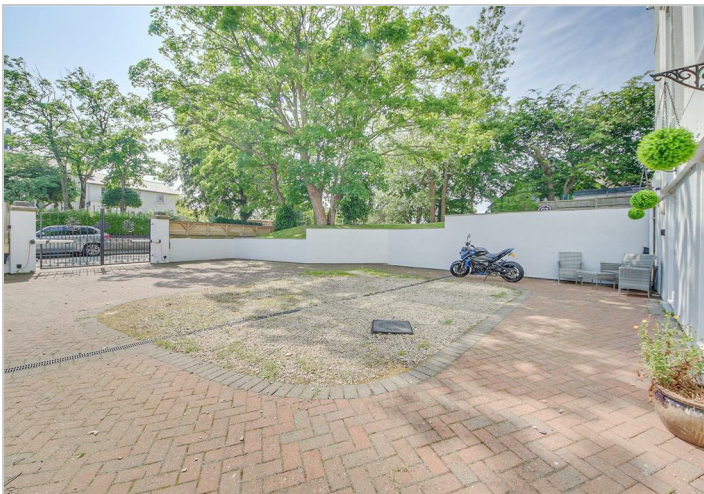
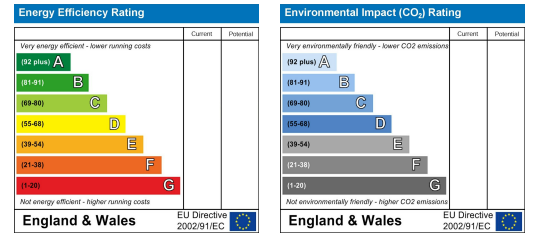
# Floor Plan



# Area Map



# Energy Efficiency Graph



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