



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Westcliffe Road

Southport, PR8 2BN

£375,000

Flexi-Agent is delighted to welcome to the market THIS STUNNING PENTHOUSE... this THREE DOUBLE bedroom top-floor apartment spans an incredible square 958 sqft, of fully modernised living accommodation with views over Victoria Park, Southport beach and sea. Situated in a prime central Birkdale location. The property offers modern, luxurious living and is only a short stroll into Birkdale village, where a plethora of shops, boutiques, bars and eateries can be found as well as Birkdale Train Station.

The property briefly comprises; access to stairwell shared with the third floor apartment with secure intercom system, wide stairwell leading to the second floor with carpet flooring, grand reception entrance hallway, a spacious living room/bedroom, three DOUBLE bedrooms with master featuring en-suite, a beautiful kitchen with breakfast bar, leading to a spacious terrace offering stunning views of the Birkdale dunes, spacious lounge diner. The hallway also provides access to a beautifully designed four-piece tiled bathroom with large corner bath.

Externally, ample driveway parking is available to the front as well as beautifully maintained communal areas.

- This apartment has its own title and utility services.
- Includes all fixtures fittings and furnishings
- EPC: E
- Council tax: Rated as holiday lets with small business rate relief

Available for purchase with NO ONWARDS CHAIN!

- PENTHOUSE Top floor
- Three double bedroom
- NO CHAIN
- Grand reception entrance hallway
- Kitchen with breakfast bar
- Spacious terrace offering stunning views of Birkdale dunes
- Lounge diner
- Four piece tiled bathroom with large corner bath
- Ample driveway parking is available to the front
- 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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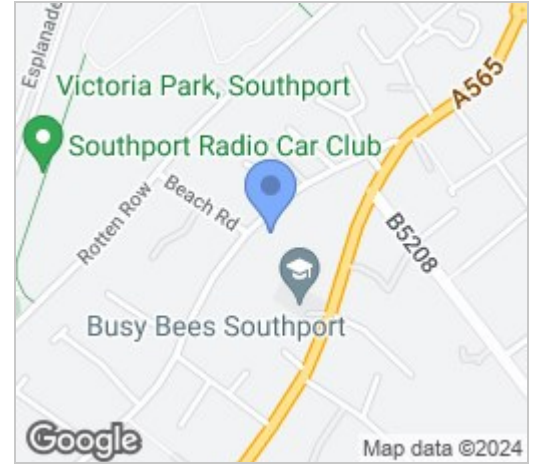


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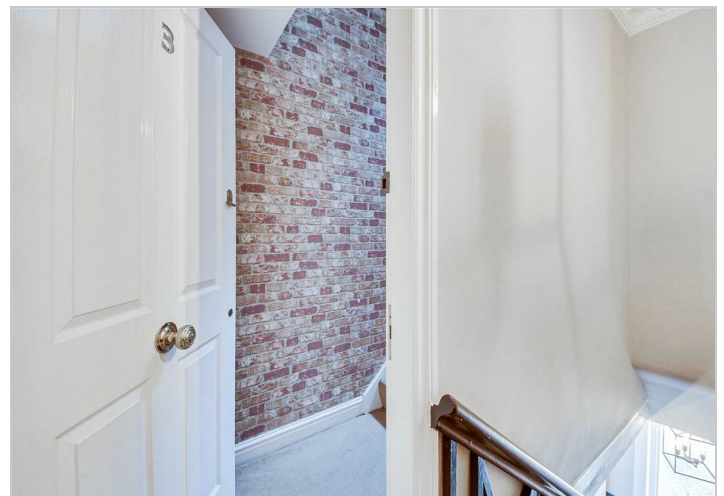
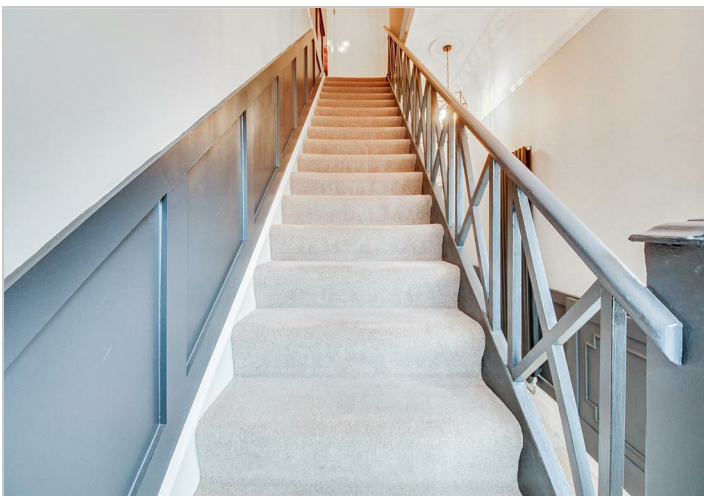
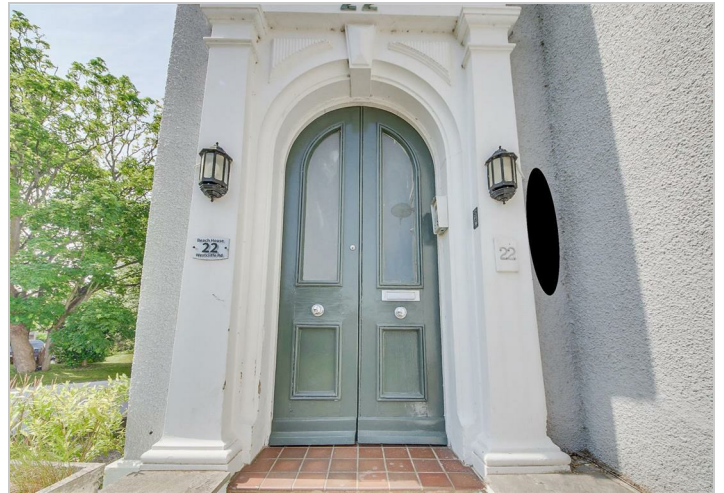
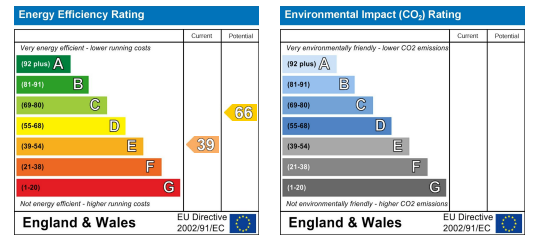
## Floor Plan



## Area Map



## Energy Efficiency Graph



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