



FLEXIAGENT

Market Leading, Independent Estate Agents



Sussex Road

Southport, PR8 6AF

Offers In Excess Of £475,000

Flexi agent are proud to promote this FIVE DOUBLE BEDROOMS DETACHED to the open market. Renovated with original period features throughout & named 'Brooklands' this property is located in a popular residential location, providing easy access to Southport Town Centre & Churchtown village, with a plethora of amenities and transport links on your doorstep.

The property briefly comprises of; entrance porch, hallway, front dining room with bay window open to a light filled quartz top kitchen featuring Quooker boiling water tap, LED lighting, full range of integrated Neff appliances, wine fridge & bifold doors to the rear, front reception room with multi fuel log burner, basement accessed via hidden door, utility room with integrated appliances, WC.

The first floor briefly comprises of; three double bedrooms with master featuring ensuite, four piece family bathroom with underfloor heating.

The second floor briefly comprises of; two double bedrooms both featuring ensuites.

KEY FEATURES

- Fully tanked BWS basement system with 10yr warranty
- New Vaillant boiler
- Main bathroom & ensuites with porcelain wall & floor tiles

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.

- Five double bedrooms
- Detached, circa 2868 sqft
- Renovated carefully with original features
- Kitchen with integrated appliances and basement access
- Two front reception rooms
- Three ensuites & Four piece family bathroom with underfloor heating
- Rear detached garage
- Front driveway parking
- Rear entertainment area & sun catching garden
- Viewings available upon request



5



4



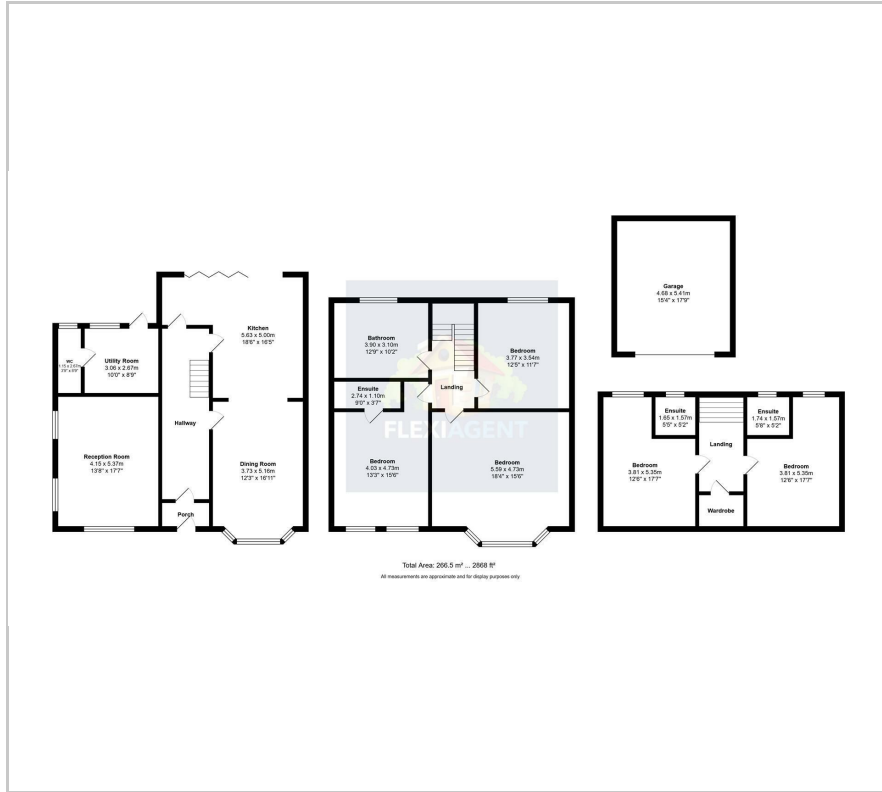
2



3

C

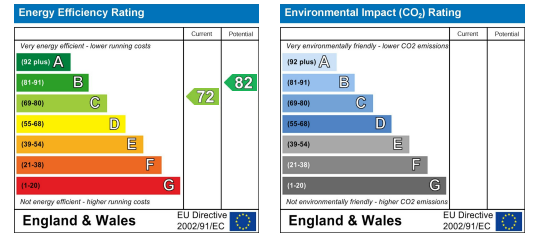
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.