26 Westcliffe Rd
, PR8 2TG
Offers In The Region Of £550,000

Flexi Agent are delighted to present this three-bedroom first-floor apartment in the very sought-after Birkdale village with a wealth of local amenities, is a short walk from excellent bus and rail links providing easy access to Southport town centre and Liverpool as well as several golf clubs nearby including the prestigious Hillside Golf Club and Royal Birkdale Golf Club.

This period property is located on the first floor of a Grade II listed Victorian Property. Built-in 1866, the generous proportions of this apartment offer character, charm and elegance. Many original features have been retained in the sympathetic restoration. A galleried landing, original painted glass window, stunning atrium, sash windows, deep coving and skirting throughout, with lift access to all floors.

The apartment offers more than 2000 sq ft, and occupies the full length to the rear of the development, enjoying sea views from all rooms.

The property briefly comprises: An entrance hall with loft access, leading to a spacious and bright 23 ft sitting room with a coved ceiling, marble fireplace and original sash window. An amazing fully equipped state-of-the-art kitchen with fully integrated appliances and stone bench tops sits at the heart of the property, flanked by an oversized butler's pantry, snug and dining setting.

There are three king sized bedrooms: The master bedroom has an en-suite shower room with walk-in shower, the master
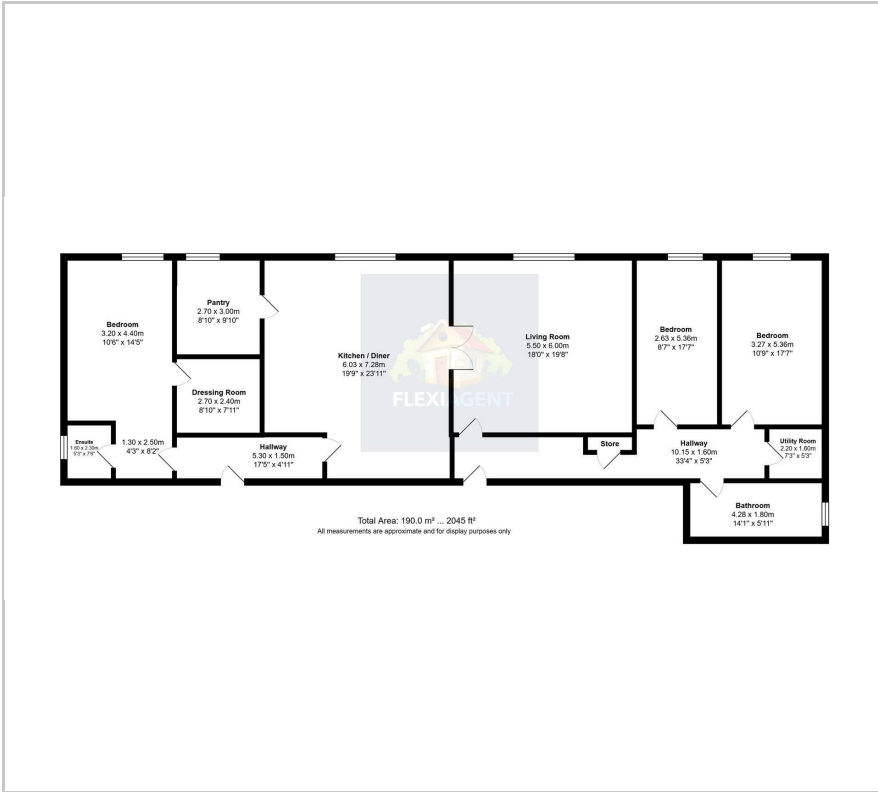
- Three bedrooms
- First floor apartment, circa 2045 sqft
- Period property
- Master bedroom with ensuite
- Open plan kitchen diner
- Spacious living room
- Three piece bathroom
- Two parking spaces
- Communal gardens
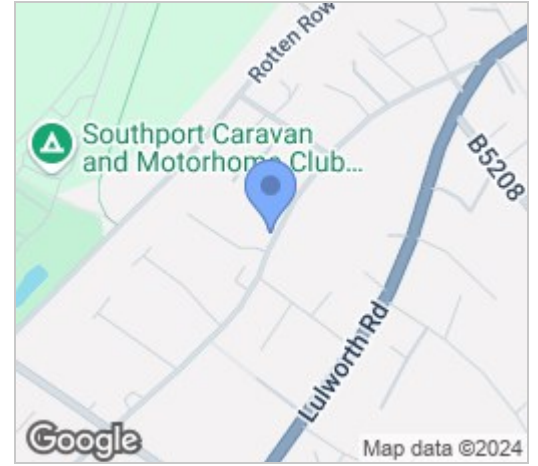- Viewings available upon request

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.
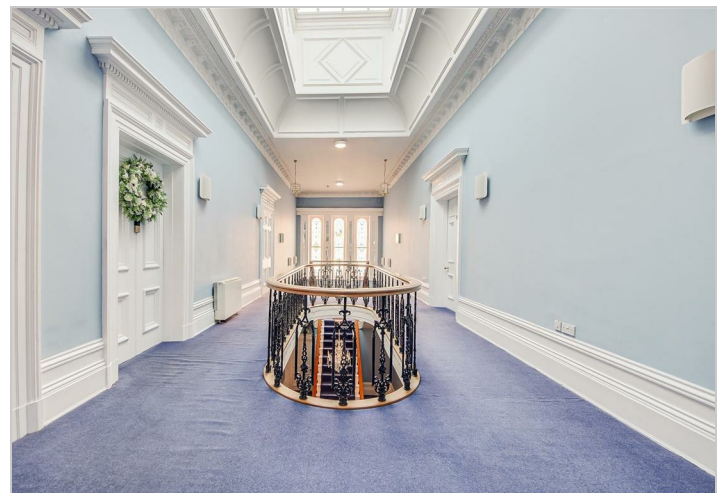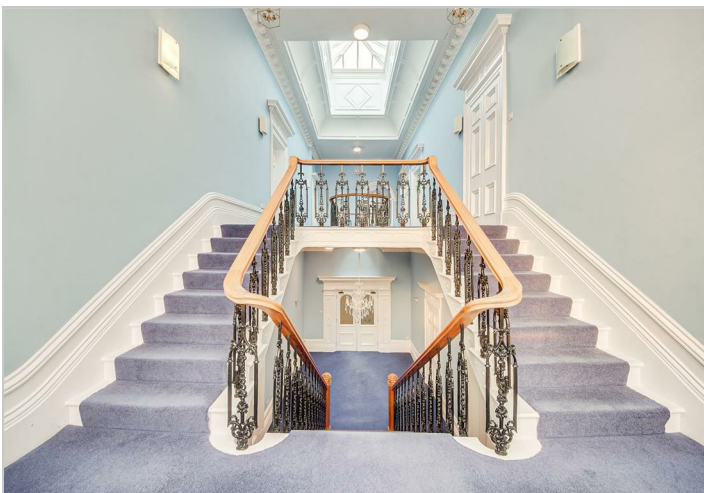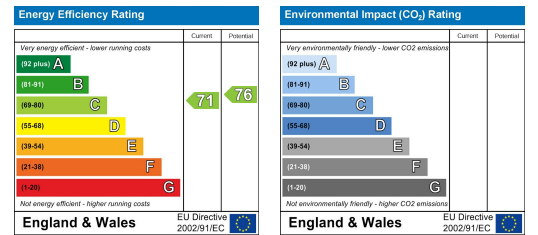
🛏 3   🛁 2   🛋 1   ≡ C

Floor Plan

Bedroom
3.20 x 4.40m
10'6" x 14'5"

Pantry
2.70 x 3.00m
8'10" x 9'10"

Dressing Room
2.70 x 2.40m
8'10" x 7'11"

Ensuite
1.30 x 2.50m
4'3" x 8'2"

Kitchen / Diner
6.03 x 7.28m
19'9" x 23'11"

Living Room
5.50 x 6.00m
18'0" x 19'8"

Bedroom
2.63 x 5.36m
8'7" x 17'7"

Bedroom
3.27 x 5.36m
10'9" x 17'7"

Hallway
5.30 x 1.50m
17'5" x 4'11"

Store

Hallway
10.15 x 1.60m
33'4" x 5'3"

Utility Room
2.20 x 1.60m
7'3" x 5'3"

Bathroom
4.28 x 1.80m
14'1" x 5'11"

Total Area: 190.0 m² ... 2045 ft²
All measurements are approximate and for display purposes only

Area Map

Energy Efficiency Graph