



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Southport New Road

Southport, PR9 8DF

**Offers In Excess Of £40,000**

Flexi-Agent are proud to present this three bedrooms park home to the open market. Located in the family friendly Riverside park, it is close to the beautiful Southport seafront, with great amenities close by, and on the site are plenty of bars & cafes, swimming pool & splash park, steam room & sauna, adventure park & more. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of spacious lounge kitchen diner, three bedrooms, bathroom & WC.

- Mains water & bottled gas.

Externally the property offers fantastic site amenities.

Viewings available upon request.

Leasehold  
Ground rent £5800 per annum  
NO CHAIN

- Three bedrooms
- Park home
- Circa 464 sqft
- NO CHAIN
- Leasehold
- Spacious lounge kitchen diner
- Bathroom & WC
- Easy transport links to Preston & Southport
- Fantastic site amenities
- 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.

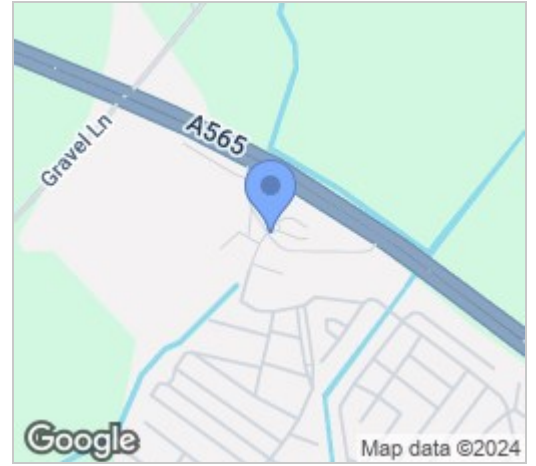


## Floor Plan

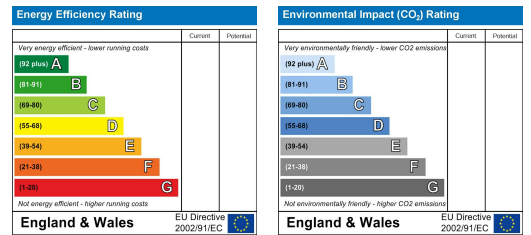


Total Area: 43.1 m<sup>2</sup> ... 464 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## 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.