



FLEXIAGENT

Market Leading, Independent Estate Agents



Westcliffe Road

Southport, PR8 2BN

Offers In Excess Of £650,000

Flexi Agent is proud to present this exceptional three-bedroom apartment to the open market. Situated in a prime location, just off Lord Street, the property is within easy reach of the vibrant Birkdale Village and Southport town centre. It is surrounded by a wide range of local amenities, including bars, restaurants, shops, and more, and is within walking distance of Southport Beach and the Marina, offering the perfect balance of tranquillity and convenience.

The ground floor welcomes you with an elegant entrance hallway, setting the tone for the rest of the home. The spacious lounge, complete with a bay window, offers a bright and airy space for relaxation. The open-plan kitchen, dining, and living area is flooded with natural light, creating an inviting and versatile space. Double doors open directly into a beautifully presented courtyard, seamlessly connecting the indoor and outdoor living areas. This floor also features two generously-sized bedrooms, each with walk-in wardrobes. The front bedroom has an en suite bathroom that has been thoughtfully converted within the basement, connected by a staircase with an additional walk-in wardrobe. The ground floor is well-appointed with ample storage throughout, ensuring ease of living.

On the first floor, a further spacious bedroom awaits, complete with a second en suite bathroom and extensive wardrobe storage.

Externally, the property offers a charming courtyard that mirrors the quality and aesthetic of the interior. There is off-road parking suitable for multiple vehicles, alongside a beautiful seating area adjacent to the second lounge, creating a peaceful, private retreat for outdoor entertaining.

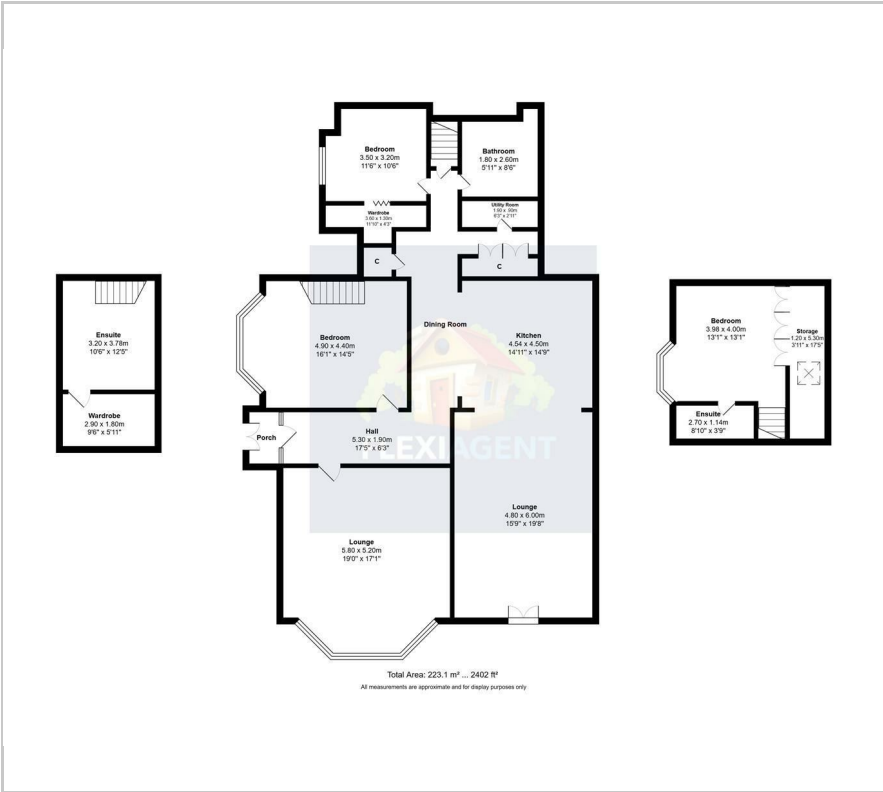
- Three bedroom, Apartment, circa 2402 sqft
- Luxurious lounge with plenty of natural light
- Open plan kitchen diner / lounge leading to the Courtyard seating area
- Kitchen diner with island and stylish AGA oven
- Two good-sized walk in wardrobes
- Converted basement, now a private en suite and walk in wardrobe
- External seating area in the private courtyard
- Private driveway suitable for multiple vehicles
- Amazing location within walking distance of Southport and Birkdale Village
- Viewings available upon request

Viewing

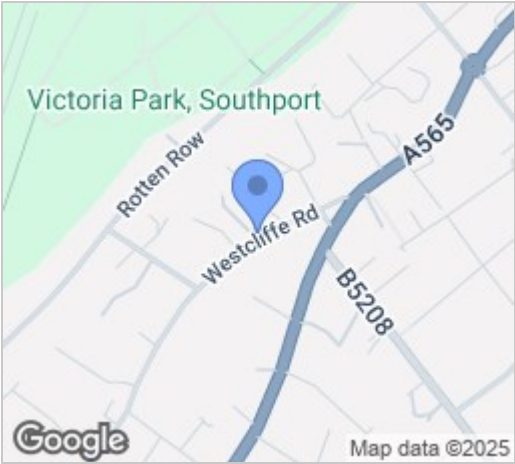
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



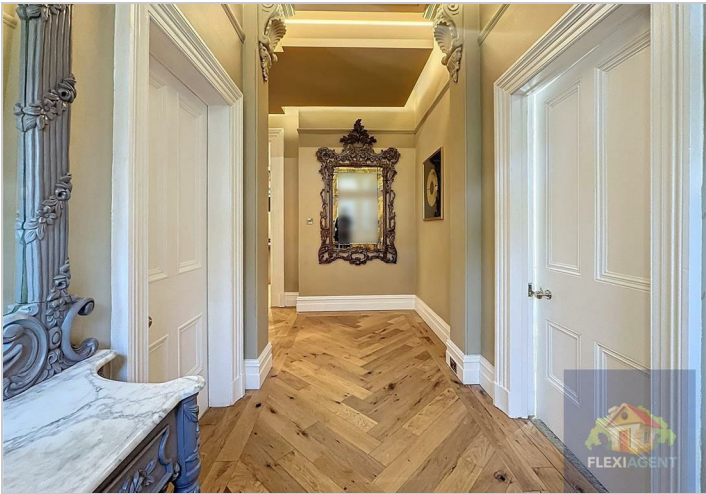
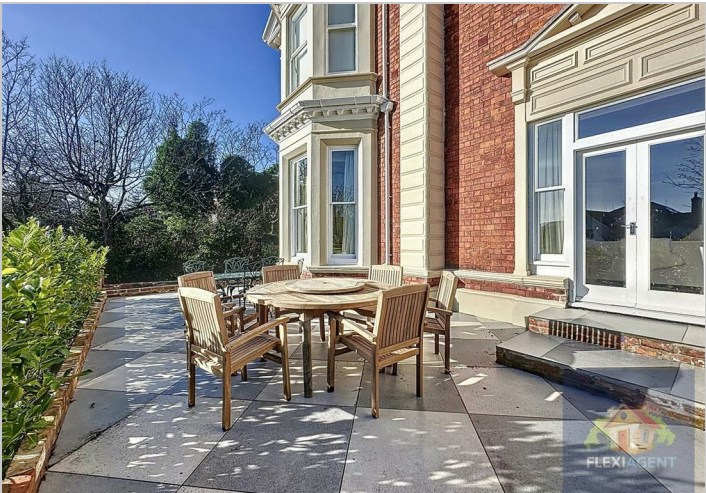
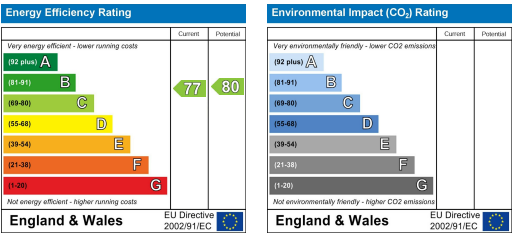
Floor Plan



Area Map



Energy Efficiency Graph



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