



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Ocean Road, Southport New Road

Banks, PR9 8DF

**Offers Over £75,000**

Flexi-Agent is proud to present this stunning two-bedroom park home to the open sales market. Situated just a short distance from the beautiful Southport seafront, the property enjoys a peaceful location with a wide range of amenities close by. The park itself boasts a fantastic selection of on-site facilities, including bars and cafés, a swimming pool and splash park, a steam room and sauna, an adventure park, and more. Positioned on a desirable corner plot, this home benefits from a larger-than-average garden area.

Internally, the property briefly comprises a bright and spacious open-plan kitchen, dining, and living area, flooded with natural light. The kitchen features modern appliances and ample storage. There is also a cosy sun room, two double bedrooms — one of which benefits from an en suite shower room — a well-presented three-piece bathroom, and a separate utility room.

Externally, the home offers a wraparound decking area, parking to the side, two sheds, and a beautifully maintained side garden — ideal for enjoying the outdoors.

Viewings are available upon request.

NO ONWARDS CHAIN

### 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.

- Two bedroom
- Park home
- Circa 788 sqft
- On-site facilities
- NO ONWARDS CHAIN
- Open plan kitchen, diner and living space
- En suite and three piece bathroom
- Corner plot
- Parking available
- Viewings available upon request



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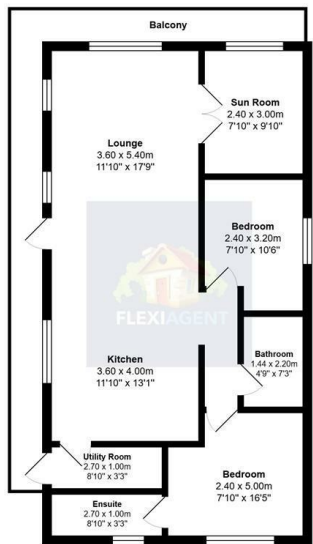
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Floor Plan

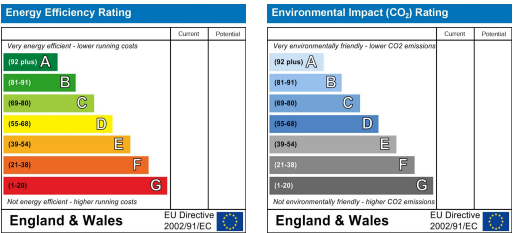


Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.