



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Church Street

Southport, PR9 0QT

**Offers In The Region Of £325,000**

Flexi-Agent are delighted to bring to market this substantial ten-bedroom Victorian detached residence. Previously used as a residential care home, this versatile property offers incredible potential — ideal for conversion into an HMO, stylish apartments, or a unique and spacious family home. It has a history of both residential and commercial use.

Set over four floors, the accommodation is extensive. The basement level houses a self-contained two-bedroom apartment with a private entrance. It includes a hallway, lounge with log burner, en-suite bedroom, bathroom, dining room, study, second bedroom, kitchen with integrated appliances, and a rear porch opening onto the garden.

The ground floor, accessed via the main entrance, comprises a porch, entrance hallway, lounge, conservatory, library/inner hallway, dining room, sitting room, large kitchen, shower room, two spacious bedrooms, W.C., and several additional rooms — one currently used as a dog grooming space and another leading to a courtyard. A lift and two staircases service all floors.

The first floor features a wide range of rooms, including two large bedrooms, a hallway, kitchen, store room, two self-contained studio rooms (one with kitchenette), additional bedrooms, multiple shower rooms, a washroom, and further flexible spaces.

The second floor provides an additional bedroom currently used for storage.

- Eleven Bedrooms
- Substantial detached property, circa 5000 sqft
- Six reception rooms
- Six bathrooms
- Lift & stair access
- Generous rear garden
- Ideal investment opportunity
- Previously used for both residential & commercial uses
- Off-road parking
- 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.



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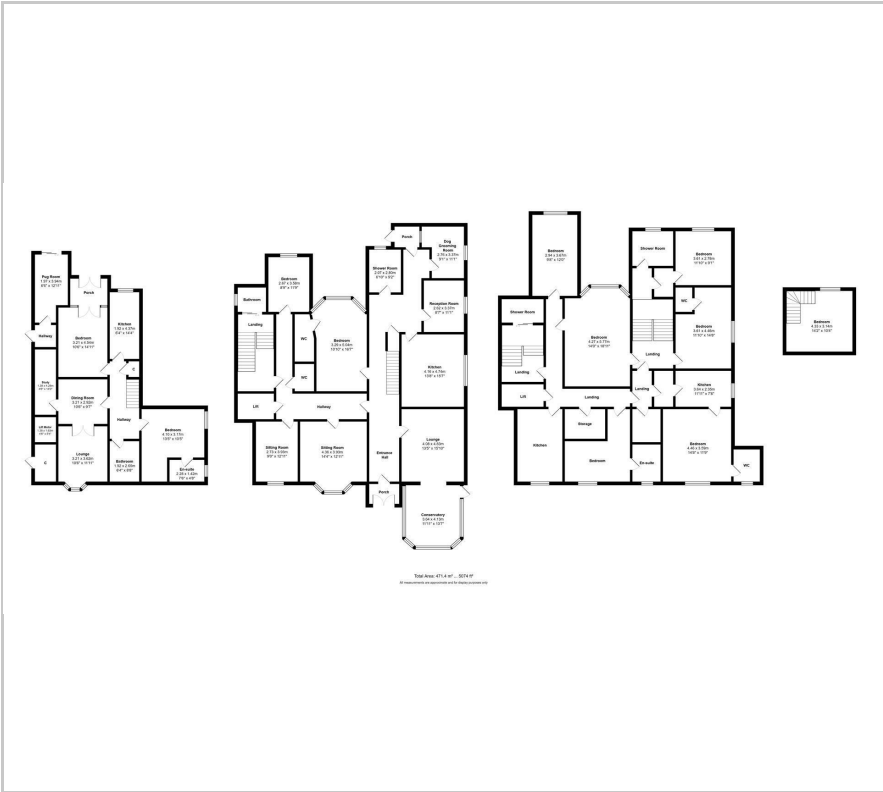
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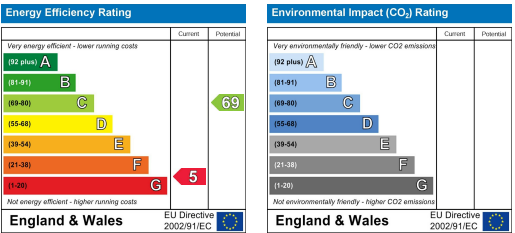
Floor Plan



Area Map



Energy Efficiency Graph



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