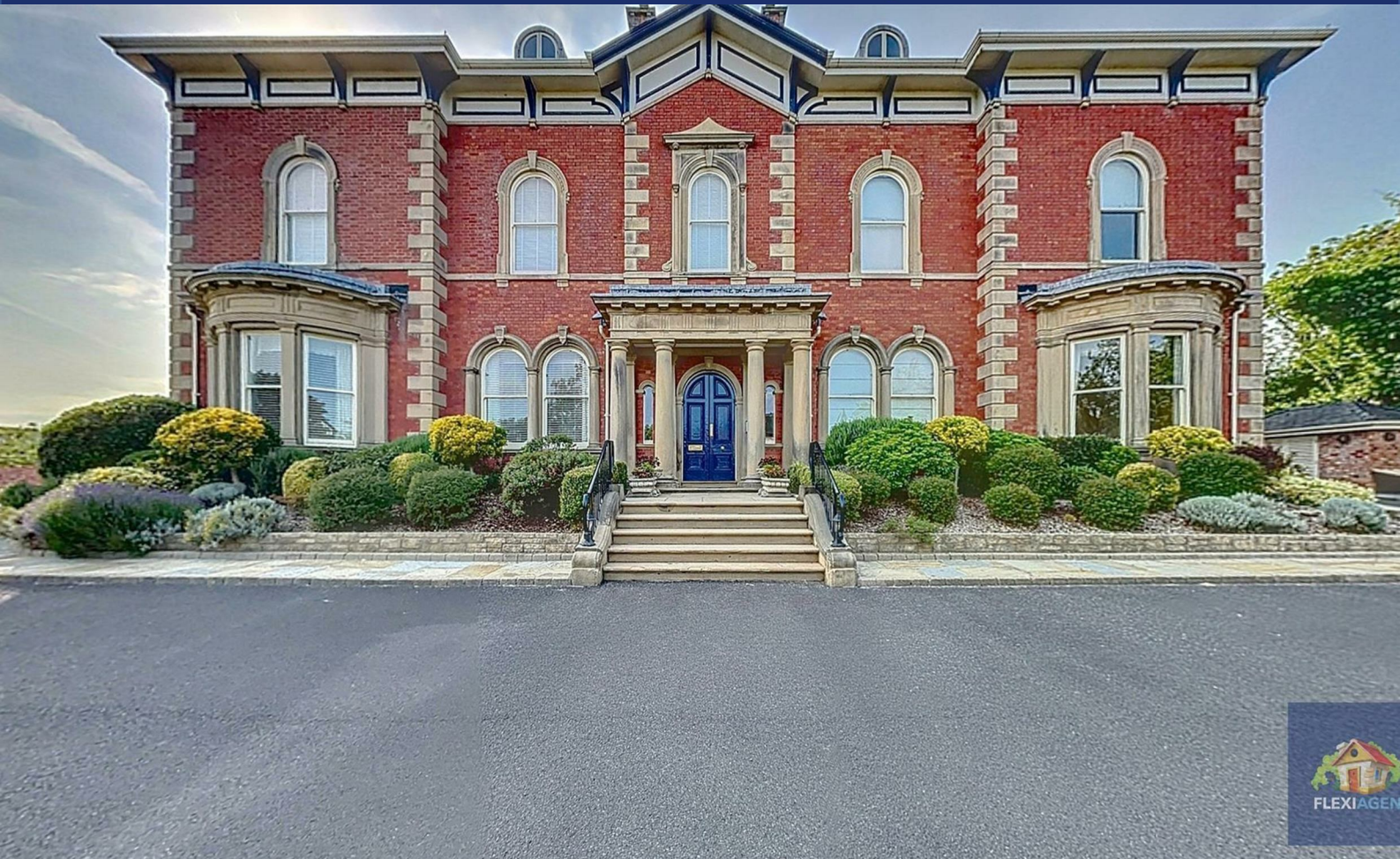




FLEXIAGENT

Market Leading, Independent Estate Agents



26 Westcliffe Road Southport, PR8 2TG Offers In Excess Of £325,000

Flexi-Agent are proud to present this beautifully appointed two double bedroom first-floor apartment, set within a secure gated community, to the open market. Ideally located in a prime Birkdale position, the property is within walking distance of Birkdale Village, offering a wide array of boutiques, shops, restaurants, and bars, as well as highly regarded local schools and the world-famous Royal Birkdale Golf Club.

Positioned in a Grade II listed Victorian building, originally constructed in 1866, this stunning home blends elegant period charm with modern living. The building is exceptionally well maintained and serviced by a lift to all floors. The apartment itself has been finished to a high specification, showcasing spacious, light-filled interiors and original character features.

The accommodation briefly comprises: a grand communal hallway leading to the lift and staircase, a private entrance hallway, a spacious open-plan lounge with a stylish grey fitted kitchen featuring a breakfast bar and an instant hot water tap and NEFF appliances, a generous king sized master bedroom with en-suite spa bath and walk-in wardrobe, and a second king sized bedroom—currently used as a dining room—with a hidden/screened-off office and utility area. A fully tiled three-piece shower room completes the interior.

Externally, the property includes one allocated parking space, plus additional residents and visitor parking. It also benefits from three secure stores, including one at basement level. The beautifully landscaped communal gardens to the rear are perfectly positioned to catch the sun throughout the day, offering a peaceful and well-maintained outdoor space.

- Stunning two bedroom apartment
- Sought after Birkdale location
- Finished to a high spec throughout
- Open plan lounge/kitchen with an instant hot water tap and NEFF appliances
- Master with en-suite & walk-in wardrobe
- Fully tiled three piece bathroom suite
- Three lockable stores
- One allocated parking space
- Beautiful communal gardens
- Viewings available upon request

Viewing

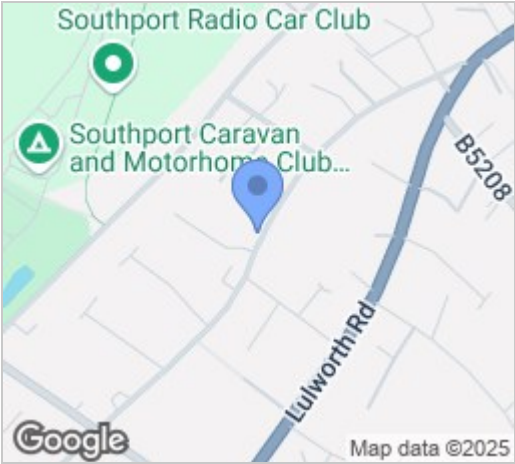
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



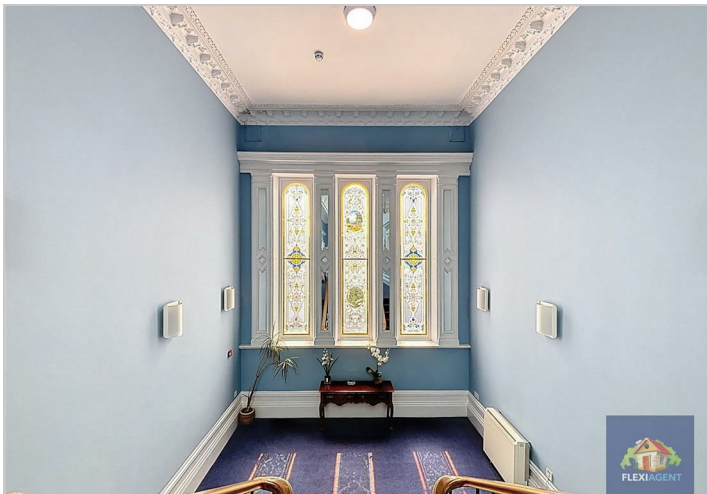
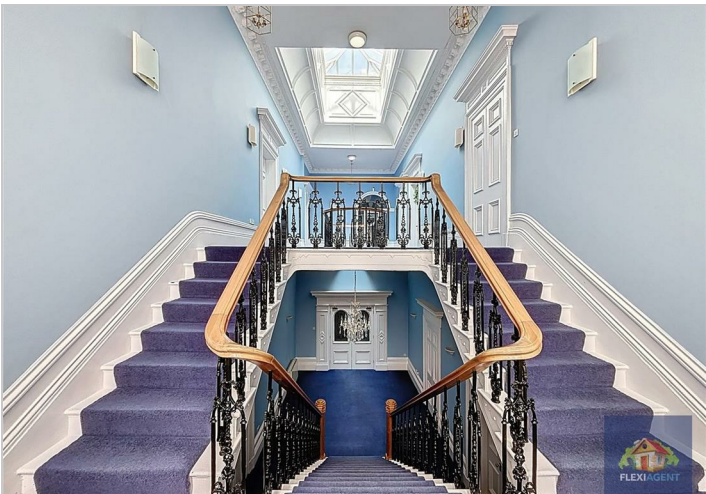
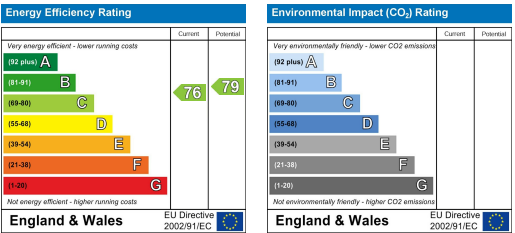
Floor Plan



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.