



# FLEXIAGENT

Market Leading, Independent Estate Agents



## 51 Scarisbrick New Road

Southport, PR8 6PQ

**Offers In Excess Of £240,000**

Flexi-Agent is thrilled to present this beautifully presented two-bedroom ground floor apartment to the open sales market. Offering a luxurious lifestyle in a fantastic location, this stylish home is ideally situated between Kew Retail Park, Southport Town Centre, and Birkdale Village. The property is perfectly positioned within easy reach of a wide variety of bars, restaurants, shops, and amenities, as well as Southport and Formby Hospital.

Upon entering, you are greeted by a welcoming entrance hallway featuring high-quality LVT herringbone flooring, a telephone entry system, and a convenient storage cupboard. The top-of-the-range kitchen boasts underfloor heating, an integrated fridge freezer, induction hob, electric oven, double-glazed windows, and space for a washing machine.

The bright and airy lounge is beautifully finished with two striking feature bay windows, LVT herringbone flooring, double-glazed windows, an electric heater, and elegant wood panelling-Ideal for luxury living.

There are two spacious double bedrooms, each with double-glazed windows and electric heaters. One of the bedrooms is enhanced by wood panelling and benefits from a sleek, modern en suite shower room with stylish black fittings, tiled walls and flooring, and a heated towel rail.

A contemporary three-piece bathroom, also fitted with underfloor heating and black fittings, completes this stunning apartment.

- Two bedroom, Ground Floor Apartment, circa 1102 sqft
- OPEN DAY 21ST JUNE 2025
- HIGH SPEC THROUGHOUT
- Underfloor heating in bathrooms and kitchen
- Two striking bay windows in the lounge
- Integrated kitchen appliances and space for a washing machine
- Sleek three piece bathroom and en suite shower room
- Beautiful communal gardens
- One allocated parking space
- Viewings available upon request

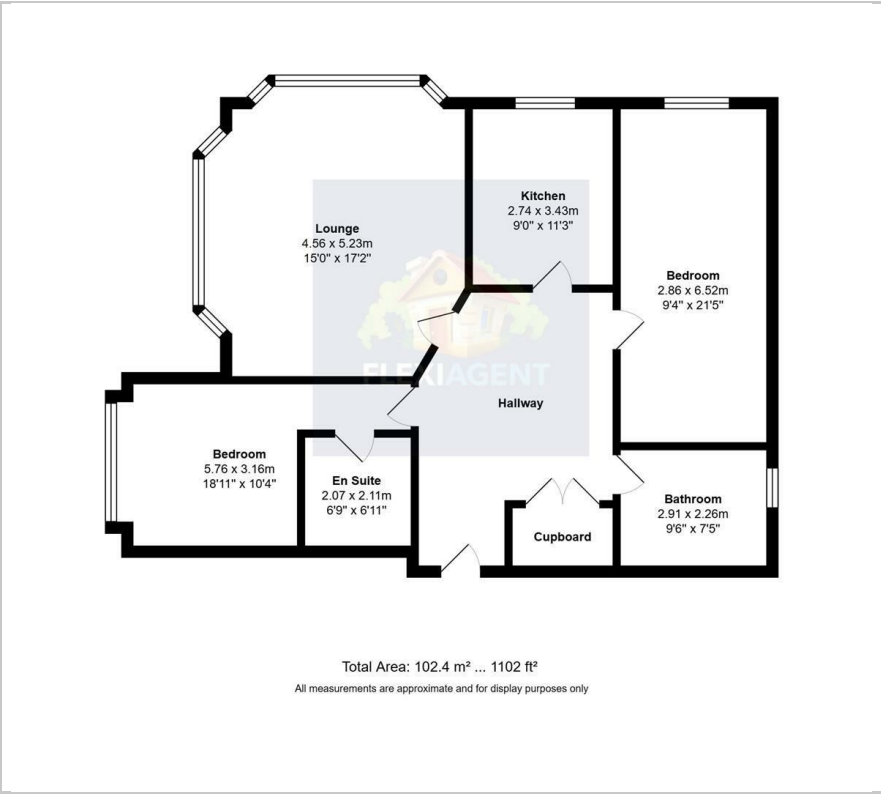
### Viewing

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.

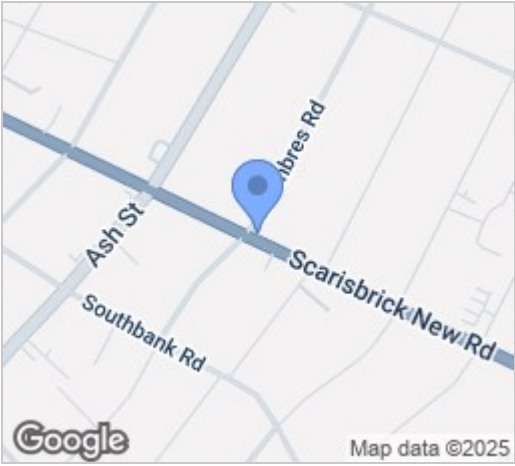




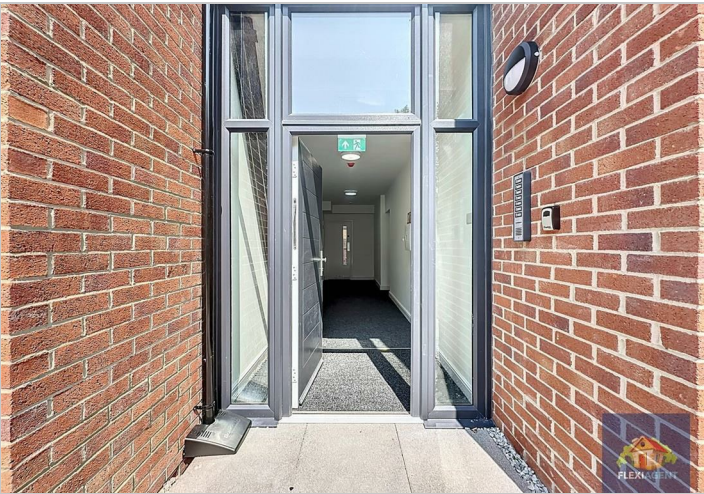
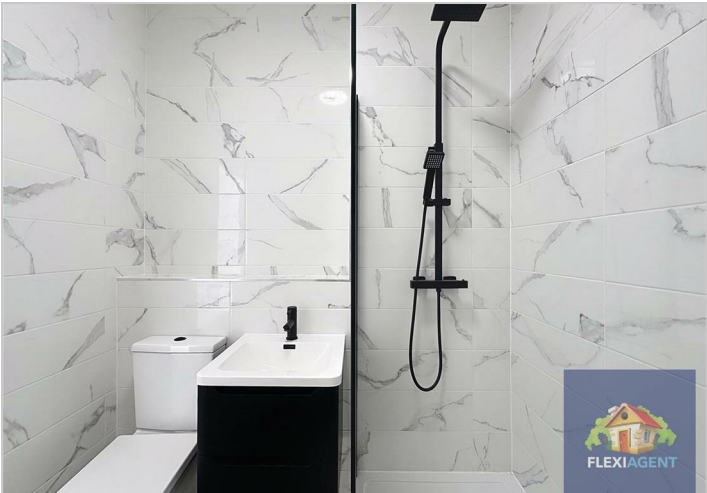
Floor Plan



Area Map



Energy Efficiency Graph



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