



FLEXIAGENT

Market Leading, Independent Estate Agents



Albert Road Liverpool, L37 2EJ Offers Over £1,800,000

A Rare Coastal Gem — Beachfront Elegance in Iconic Formby

Flexi Agent are delighted to present a once-in-a-generation opportunity to own an exceptional beachfront residence in the prestigious coastal enclave of Formby. Surrounded by Formby's iconic sand dunes and pine woods, and set along a private, gated road home to just 11 properties this magnificent period home blends timeless elegance with unparalleled natural beauty.

Unrivalled Location

Set against the breath-taking backdrop of Formby's iconic sand dunes and bordered by protected National Trust land, this extraordinary property lies within a Site of Special Scientific Interest (SSSI). Enjoy daily encounters with rare wildlife — including the famous red squirrels as well as sweeping sea views all just moments from Formby's renowned sandy beaches, pinewoods, and championship golf club. With excellent local schools, shops, and swift transport links to Liverpool and Southport, this home offers a perfect balance of seclusion and convenience.

Historic Charm Meets Modern Versatility

Dating back to 1860, the residence blends historic character with versatile living across four floors:

- Offers six spacious bedrooms and four well-appointed bathrooms
- Outstanding views of Formby Beach and further
- Highly sought after location in the Heart of Formby
- Set within a designated Site of Special Scientific Interest
- Situated on a secure, gated private road offering privacy and exclusivity
- Approximately sat on a third of an acre of land
- The ground floor has the potential to be used as a holiday let
- Beautiful south-facing balcony and a stunningly maintained rear garden
- Benefits from oil-fired central heating, mains water and electricity, and a shared septic tank
- Viewings are highly recommended to truly appreciate this rare and exceptional property

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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Energy Efficiency Rating

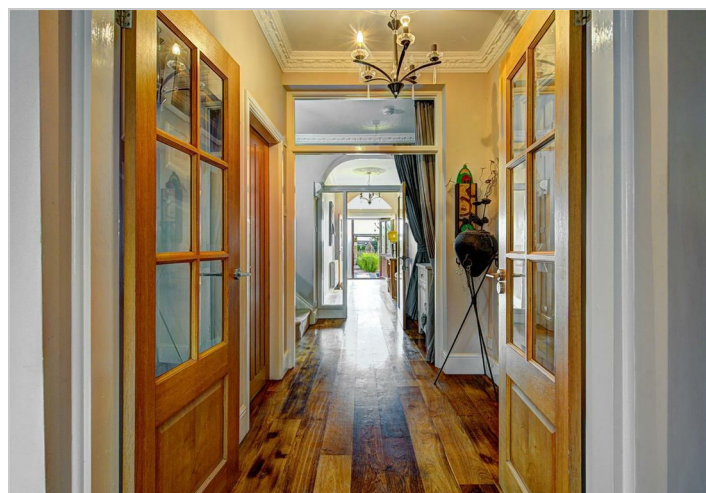
Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Current: 64 Potential: 79

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Current: 79 Potential: 92



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