



**18 Portland Street  
Southport, PR8 1LR £270,000  
'Subject to Contract'**



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*Southport's Estate Agent*

The property requires a programme of modernisation and improvement providing the perfect blank canvas for renovation & investment! The generous accommodation is arranged over four floors and split into two one-bedroom apartments and two studio apartments, all with their own separately rated electricity supply, central heating systems, kitchens and bathrooms! The ground floor apartment also has benefit of a useful cellar. The property occupies an established and mature corner plot, convenient for the Town Centre amenities including convenient access to Lord Street. Off Road parking is available together with access to a large detached garage. Early viewing advised.

## 18 Portland Street - Ground Floor

### Open Entrance Vestibule

Glazed inner door leading to...

### Entrance Hall

Stairs to first floor front and rear flats with handrail, spindles and newel post. Door leads to separate basement level with ample head height and housing central heating boiler system serving ground floor accommodation, electric light and power supply.

### Front Lounge - 5.49m x 4.37m (18'0" into bay x 14'4" into recess)

Glazed sash window to front of property, fireplace with tiled interior, fire surround with inset vanity mirror glazed double doors lead to...

### Sitting Room - 4.95m x 4.27m (16'3" into bay x 14'0" into recess)

Glazed side sash bay window, fire surround with interior hearth, picture rail. Doorway leads to...

### Room 1 - 3.33m x 1.5m (10'11" x 4'11")

Upvc double glazed side window, electric light and power supply and door with inner hall access leading to...

### Dining Room/ Bedroom 1 - 5.28m x 4.22m (17'4" into side bay x 13'10" into recess)

Glazed sash bay window to side of property, fireplace with tiled interior, hearth and surround. Doorway leads to....

### Kitchen - 2.84m x 3.38m (9'4" x 11'1")

Upvc double glazed door with steps lead down to rear of property. A range of base units include cupboards and drawers, wall cupboards and working surfaces. Working surfaces incorporate breakfast bar and 1 1/2 bowl sink unit with mixer tap and drainer. Part wall tiling and door leads to...

### Ground Floor Bathroom/ WC - 2.74m x 1.19m (9'0" x 3'11")

Low level Wc, twin grip panelled bath with glazed shower screen and electric shower.



## First Floor Apartment Front

### Lounge - 4.5m x 3.76m (14'9" x 12'4" into recess)

Glazed windows to side and front of property. Gas fire with stone surround and spotlighting. Lounge open plan leading to...

### Kitchen - 2.67m x 2.21m (8'9" x 7'3")

Glazed window, range of built in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and wall mounted 'Main' central heated boiler system serving first floor front flat accommodation. Four ring gas hob, cooker below and part wall tiling.

### Bathroom/ WC - 2.21m x 1.68m (7'3" x 5'6")

Three-piece suite comprising of low-level Wc, pedestal wash hand basin and panelled bath with glazed shower screen and plumbed in shower. Part wall tiling and ladder style heated towel rail.

### Sitting Room/ Bedroom 1 - 4.19m x 4.04m (13'9" x 13'3" into recess)

Glazed windows to side and rear of property, gas fire.

## First Floor Studio Apartment Rear

Inner hall access with built in wall cupboard leading to...

### Lounge/ Bedroom (Studio) - 4.7m x 4.24m (15'5" x 13'11" excluding entry door recess)

Glazed sash window to side of property and rear with a range of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap, appliances include four ring gas hob with electric oven, part wall tiling and wall mounted 'Main' central heated boiler system serving first floor rear studio apartment.

### Shower Room/ WC - 3.02m x 1.47m (9'11" x 4'10")

Opaque Upvc double glazed window, three-piece modern white suite comprises of low-level Wc, pedestal wash hand basin with mixer tap and corner step in shower enclosure with plumbed in shower, part wall tiling, ladder style chrome heated towel rail, recessed spotlighting and extractor.

## Top Floor Studio Apartment Rear

### Lounge/ Bedroom (Studio) - 4.7m x 4.22m (15'5" x 13'10" excluding entry door recess)

Glazed windows to side of property with twin archway access leading to...

### Kitchen - 4.67m x 2.9m (15'4" x 9'6" into recess)

Glazed window to side and rear of property, a range of built in base units include cupboards and drawers, wall cupboards and glazed china cupboard. Working surfaces with single bowl sink unit, mixer tap, gas hob, cooker with part wall tiling and central heated boiler system serving top floor studio apartment.

### Bathroom/ WC - 3.66m x 1.5m (12'0" x 4'11")

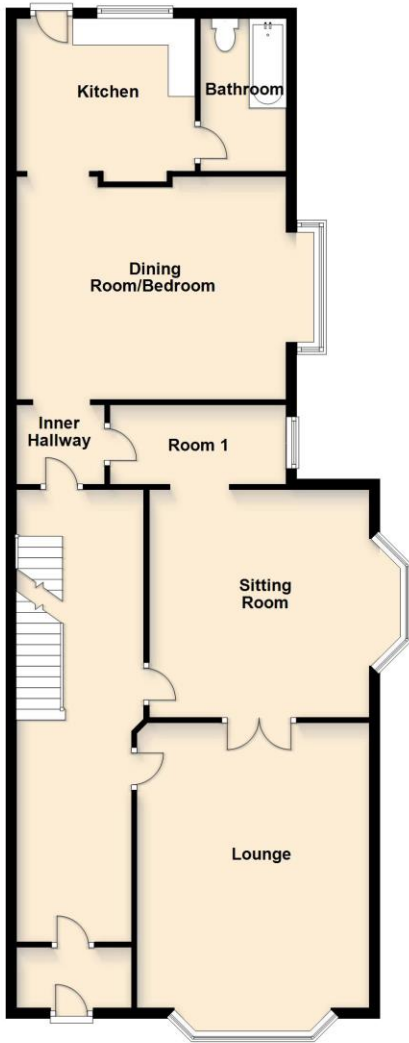
Glazed window, three-piece white suite comprising of low-level Wc, pedestal wash hand basin and panelled bath with glazed shower screen, plumbed in shower tiled walls, spotlighting and extractor.

## Outside

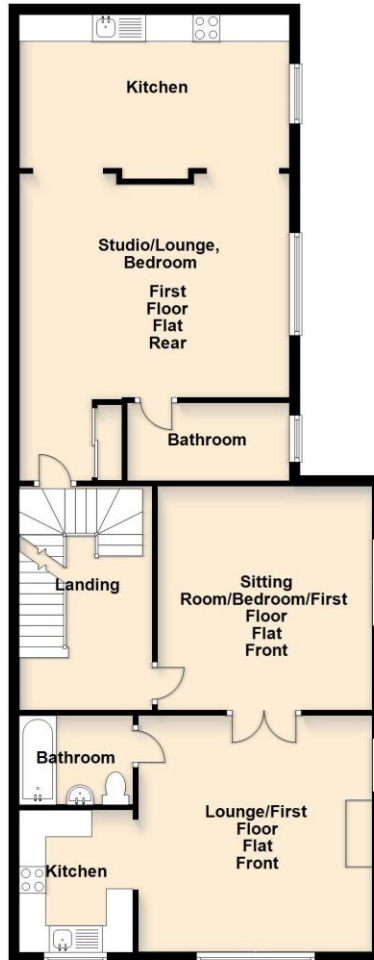
Property occupies an established mature corner plot with laid to lawn to front side and rear plants, borders with a variety of shrubs, tree and off-road secure parking just off Princes Street provides driveway access for a number of vehicles and leads to a detached garage via roll shutter up and over door.



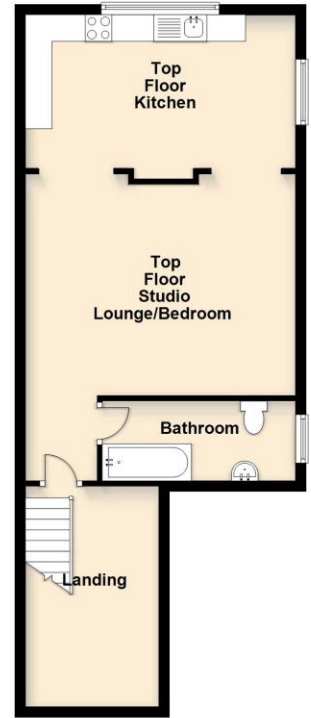
Ground Floor



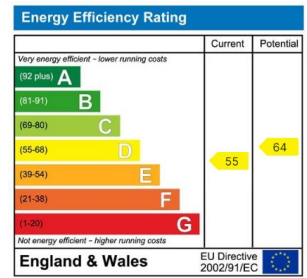
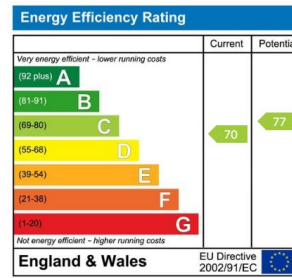
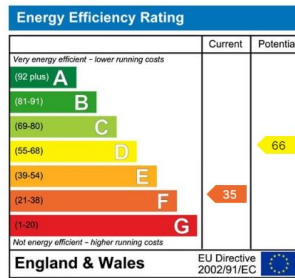
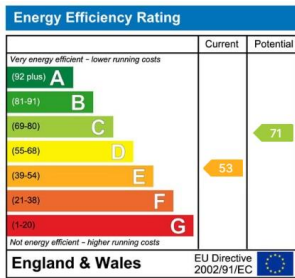
First Floor



Second Floor



Floor plans are for illustration only and not to scale  
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