



**Flat 8, The Heys, 29 Westbourne Road
Birkdale, PR8 2HZ £300,000
'Subject to Contract'**

Occupying a first-floor position within a purpose-built development, this exclusive three-bedroom apartment is ideally situated in the prestigious Shoreside area of Birkdale, a location rarely offered to market. The accommodation includes a spacious open-plan lounge and dining room leading through to a modern fitted breakfast kitchen, and enjoys direct access to a generous private front-facing balcony, perfect for morning coffee or entertaining. There are three well-proportioned bedrooms, a separate WC, and a modern shower room. This unique first-floor apartment offers private rear accommodation positioned at an elevated second-floor level, thanks to the clever design of the sloping development. The result? A stylish layout that maximises privacy and natural light, with rear-facing quarters offering a distinct 'penthouse feel' while still being seamlessly connected to the main first-floor living space. A particular highlight is the larger-than-average garage and additional workshop located to the rear of the development, ideal for storage or hobbies. The well-established communal gardens add further appeal, while resident parking is available on a first-come, first-served basis. Located just a short walk from the buzzing and vibrant Birkdale Village, the property is surrounded by popular cafés, bars, restaurants, and is well placed for the Liverpool commuter line and several championship golf courses in the vicinity.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance Hall

Audio entry phone access and stairs to first floor with handrail, glazed insert and newel post. There is also a passenger lift to all floors which has been recently updated and renovated, To the first floor there is also benefit of a refuse chute. The passenger lift also leads to lower ground floor/ basement level with access to private garaging including adjoining workshop.

First Floor

Private Entrance Hall

Entry phone handset, wood grain vinyl covered flooring and deep built in cupboard with hanging space and shelving. Glazed inner door leads to...

Dining Lounge - 6.27m x 4.9m (20'7" reducing to 9'5" x 16'1" reducing to 11'1")

Spacious living room including dining area with wood grain vinyl covered flooring, wall light points. Upvc double glazed sliding patio door access leads to front facing balcony, generous in size and overlooking communal gardens to front. Glazed inner door leads to...

Breakfast Kitchen - 2.84m x 3.4m (9'4" x 11'2" to rear of wall units)

Upvc double glazed window overlooks front of development with modern style fitted kitchen arranged with a number of built in grey and white gloss base units including cupboards and drawers, wall cupboard with under unit lighting, plinth kickboard recessed lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Sink unit also benefits a integral 'Insinkerator' waste disposal unit. Separate built in pantry cupboard and boiler cupboard housing 'Worcester' combination style central heated boiler system. Working surfaces incorporate breakfast bar and appliances further include; 'CDA' five burner gas hob with glazed splashback and extractor over. 'CDA' electric fan assisted oven and integral dishwasher. Space is available for free standing fridge freezer, recessed spot LED lighting and wood grain vinyl covered flooring.

Shower Room - 2.16m x 1.7m (7'1" x 5'7")

Two piece modern white suite including step in shower enclosure with glazed shower screen, plumbed in overhead shower unit and hand held shower attachment. Vanity wash hand basin with Granite worktop and drawers below. Tiled walls and flooring, chrome heated ladder style towel rail and illuminated vanity style mirror.

WC - 0.79m x 1.55m (2'7" x 5'1")

'Comfort Height' WC, vanity wash hand basin and cupboards below with mixer tap, tiled walls and flooring.

Bedroom 1 - 5m x 3.33m (16'5" x 10'11")

Upvc double glazed window, wardrobes and woodgrain laminate style flooring. The bedroom to this unique first-floor apartment is positioned at an elevated second-floor level, thanks to the clever design of the sloping development. The result? A stylish layout that maximises privacy and natural light, with rear-facing private quarters offering a distinct 'penthouse feel' while still being seamlessly connected to the main first-floor living space.

Bedroom 2 - 4.01m x 2.36m (13'2" x 7'9")

Upvc double glazed window, woodgrain laminate style flooring. The bedroom to this unique first-floor apartment is positioned at an elevated second-floor level, thanks to the clever design of the sloping development. The result? A stylish layout that maximises privacy and natural light, with rear-facing private quarters offering a distinct 'penthouse feel' while still being seamlessly connected to the main first-floor living space.

Bedroom 3/ Dressing Room - 2.97m x 1.78m (9'9" x 5'10" to rear of wardrobes)

Upvc double glazed window, plumbing for washing machine. The bedroom to this unique first-floor apartment is positioned at an elevated second-floor level, thanks to the clever design of the sloping development. The result? A stylish layout that maximises privacy and natural light, with rear-facing private quarters offering a distinct 'penthouse feel' while still being seamlessly connected to the main first-floor living space.

Lower Ground Floor/ Garage

Passenger lift provides access to lower ground floor level where the vendors have benefit of generous private garage and workshop areas.

Workshop - 2.34m x 3.35m (7'8" x 11'0")

Electric light and power supply with further door leading to...

Garage - 6.2m x 3.38m (20'4" x 11'1")

Remote up and over door access, electric light and power supply points. There is also an additional space for parking opposite the garage.

Outside

Communal gardens are very well tended with resident parking to front and rear together with sloping communal hard surface entrance leading to adjoining private garage access to rear.

Maintenance

We understand that the day to day running of the development is supervised by Anthony James Block Management of Houghton Street in Southport in consultation with the residents directors. The current service charge payable is somewhere in the region of £200 per calendar month to include building insurance, passenger lift maintenance (which has recently been recently renovated, window cleaning, gardening, lighting and heating to the communal areas.

Council Tax

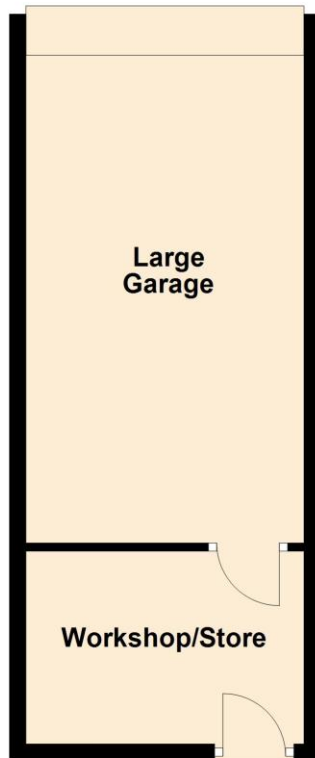
Sefton MBC band D.

Tenure

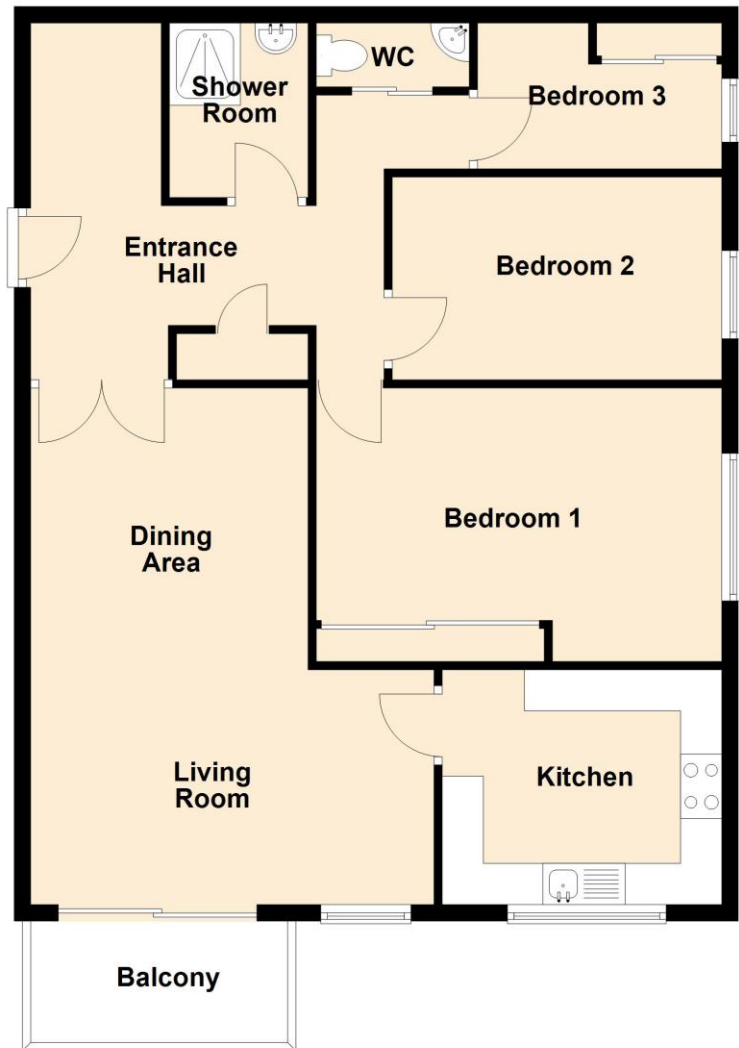
Leasehold for 999 years (less 10 days) from 1 January 1978



Lower Ground Floor



First Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.