



28 Promenade, Southport

Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

£495,000

# 28 Promenade

Southport

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Exquisite Victorian Residence
- Steeped In Historical Prominence
- Five Spacious Bedrooms
- Two Reception Rooms & Sun Room
- Two En-Suites & Family Bathroom
- Ground Floor Shower Room
- Laundry Room
- Extensive Driveway
- Idyllic Location
- No Chain



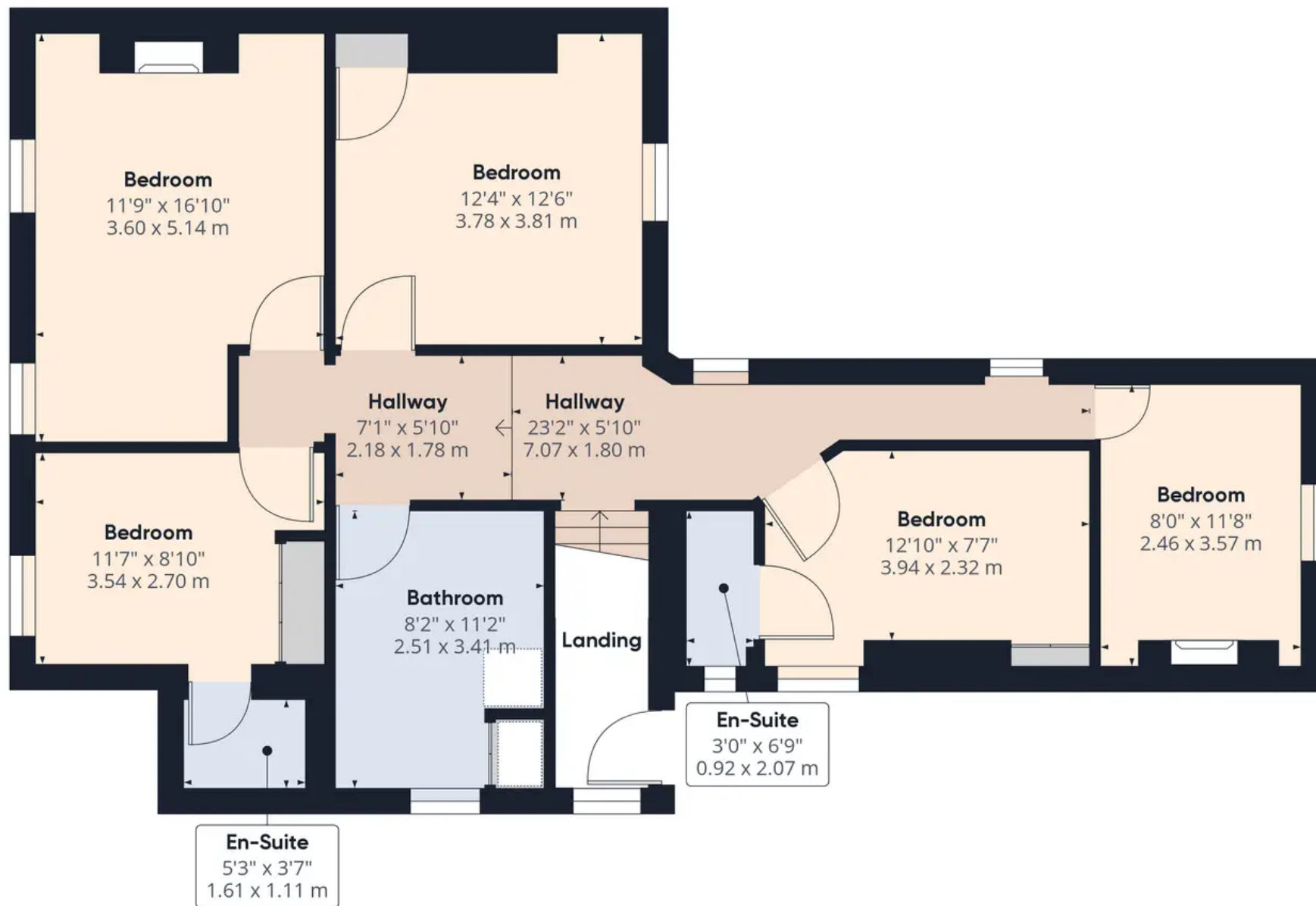


YARD

DRIVEWAY

3 Parking Spaces





Approximate total area<sup>(1)</sup>

896.14 ft<sup>2</sup>

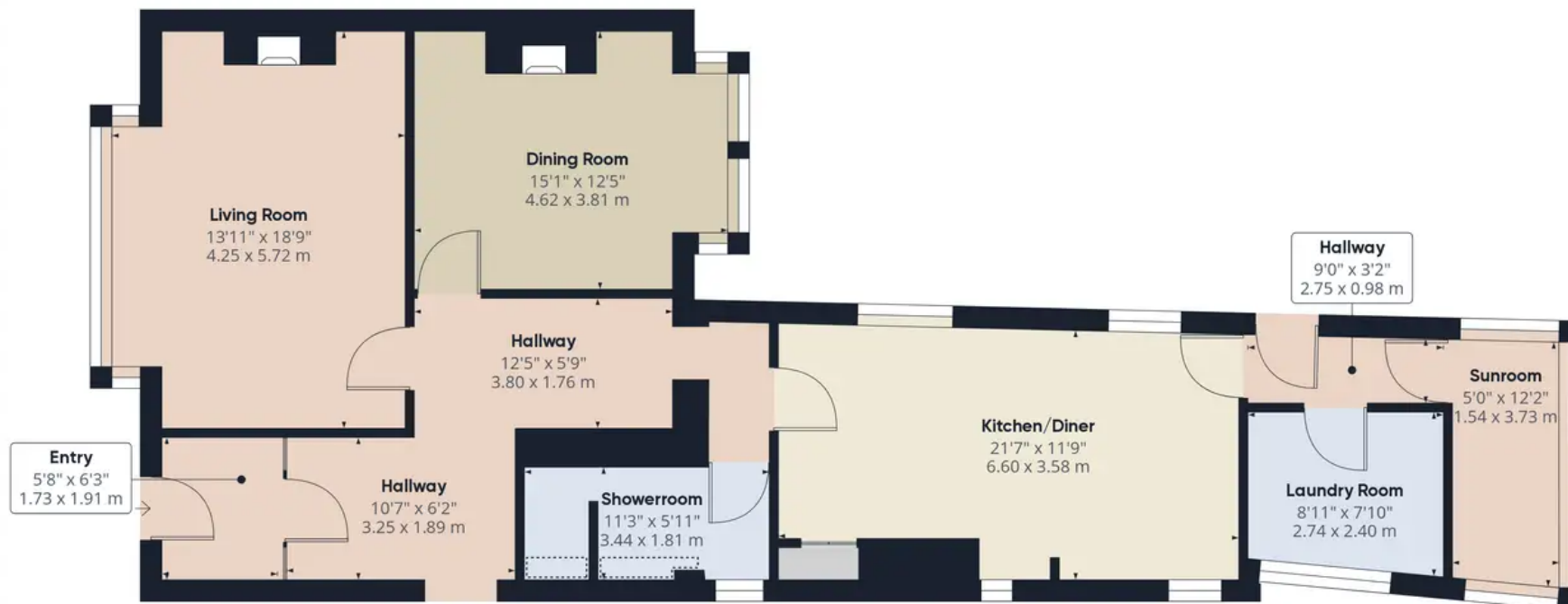
83.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Approximate total area<sup>(1)</sup>**

1109.3 ft<sup>2</sup>

103.06 m<sup>2</sup>

**Reduced headroom**

7.71 ft<sup>2</sup>

0.72 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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## Nicholls and Barnes

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