



24 Beach Priory Gardens, Southport  
£950,000



NICHOLLS  
& BARNES

ESTATE AGENTS



# 24 Beach Priory Gardens

Southport, Southport

Presenting a remarkable, five bedroom detached house exuding elegance and comfort across three floors, this spectacular residence boasts an array of luxurious features and generous living spaces. The property welcomes you with a grand entrance leading to two reception rooms, a sunroom, and an expansive kitchen/dining/living area perfect for entertaining. The top floor offers a self-contained suite ideal for guests or extended family members, offering a double bedroom, wetroom, dressing area, office space and lounge area with serene views across parkland, to the sea and beyond. With three bathrooms and two W.C.'s, and the convenience of central heating and log burners, this home effortlessly combines style with practicality. Step outside onto the sun terrace and tiered garden to enjoy stunning views over Victoria Park, providing a tranquil retreat. Additional features include a spacious, fully rewired double garage with partition wall and internal door. The property also offers off-street parking and EV charging point, ensuring convenience and comfort for a modern lifestyle. Additionally, the new roof is fully insulated and finished with Redland Rosemary tiles.

The property sits within the peaceful cul-de-sac of Beach Priory Gardens and also overlooks charming Rotten Row known for its floral displays and historic appeal. Situated along the edge of Victoria Park, it runs parallel to the coast and offers picturesque views. The area is close to Birkdale, an affluent suburb known for its Victorian and Edwardian architecture, and lies within walking distance of Southport town centre, making it conveniently positioned for both local amenities and access to Southport's shopping, dining, and cultural





# 24 Beach Priory Gardens

Southport, Southport

Elegant five bedroom residence, spread over three floors offering views over Victoria park. Featuring sun terrace, tiered gardens, double garage and driveway.

Council Tax band: G

Tenure: Freehold





**FRONT GARDEN**

**REAR GARDEN**

**GARDEN**

**GARAGE**

Double Garage

**EV CHARGING**

1 Parking Space

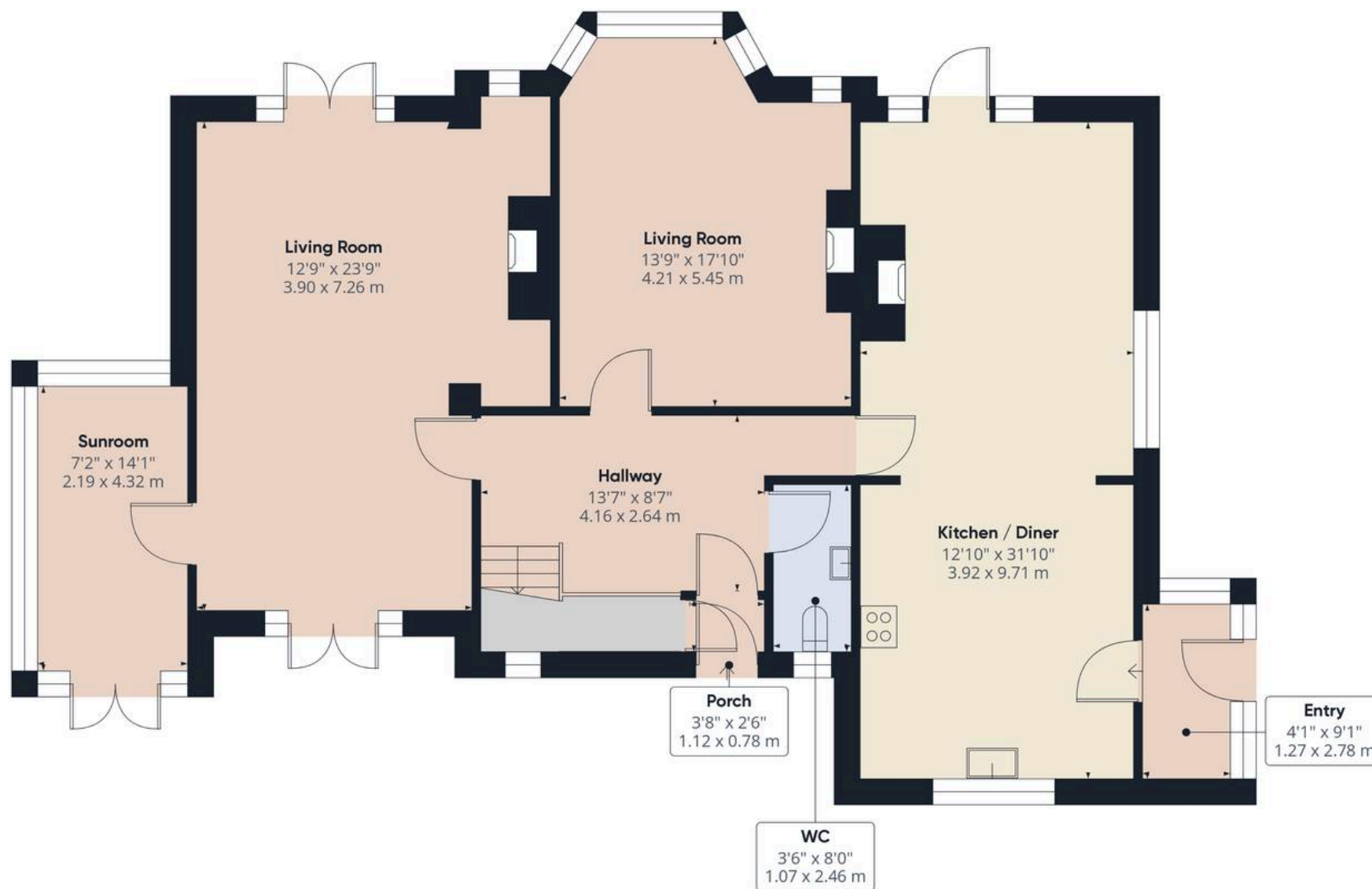
**DRIVEWAY**

3 Parking Spaces









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

1309.21 ft<sup>2</sup>

121.63 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0





## Nicholls and Barnes

43 Hoghton Street, Southport - PR9 0PG

01704 541 414

[sales@nichollsandbarnes.net](mailto:sales@nichollsandbarnes.net)

[nichollsandbarnes.net](http://nichollsandbarnes.net)



**NICHOLLS  
& BARNES**

ESTATE AGENTS