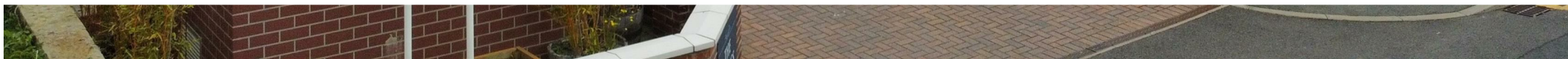




51 The Sailings, Alexandra Road, Southport, PR9 9AU

Asking Price £195,000

*David
Davies* Collection



**51 The Sailings, Alexandra Road,
Southport PR9 9AL**

- EPC: B
- Council Tax Band: C - Sefton
- Leasehold - 119 Years Remaining
- NO CHAIN
- Retirement Apartment
- Ground Floor
- Over 55's, Independent Living With 24/7 Support
- Spacious Reception Room And Modern Kitchen With Integrated Appliances
- One Bedroom
- Personal Patio Area

Welcome to Apartment 9, The Sailings, a beautifully presented ground-floor residence, situated within one of Southport's most desirable retirement developments. Exclusively for residents aged 55 and over, this thoughtfully designed one-bedroom apartment offers the perfect blend of independence, comfort, and community living.

As you enter the welcoming hallway, you'll immediately appreciate the quality and care that define this lovely home. The bright and spacious lounge and dining area is filled with natural light, with double doors opening onto a private patio, leading directly to the beautifully maintained communal gardens—an ideal space for relaxing or entertaining.

The modern fitted kitchen is both stylish and functional, providing ample storage and workspace. The double bedroom offers a peaceful retreat, and the well-appointed shower room features level anti-slip flooring, combining comfort and safety. There is also a convenient utility/storage room for everyday practicality.

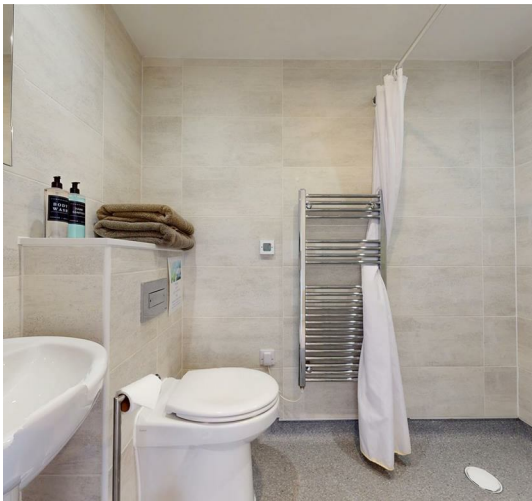
The apartment's ground-floor location provides easy access to The Sailings' excellent communal facilities, which include a welcoming coffee lounge, an on-site restaurant serving breakfast and lunch, and a homeowners' lounge perfect for socialising. Residents can also enjoy the activity studio and take part in various events and classes at their leisure.

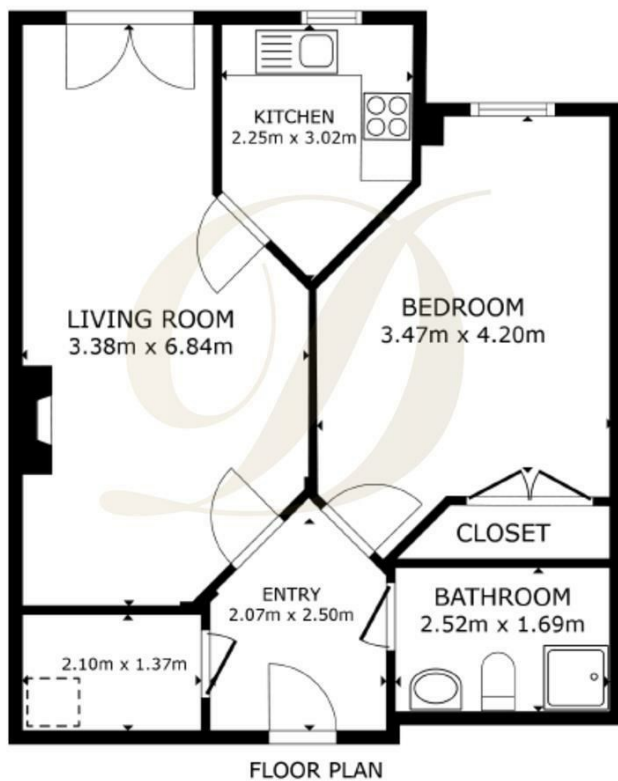
The Sailings offers 24-hour staff support, providing reassurance and peace of mind while allowing you to enjoy an independent lifestyle at your own pace. Whether joining in with community activities or relaxing in your own space, the choice is entirely yours.

Perfectly positioned, The Sailings is close to Southport's elegant town centre, where Lord Street's boutiques, cafes, and galleries await. The beautiful coastline, Botanic Gardens, and nearby nature reserves provide endless opportunities for peaceful walks and outdoor enjoyment.

EPC:B







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

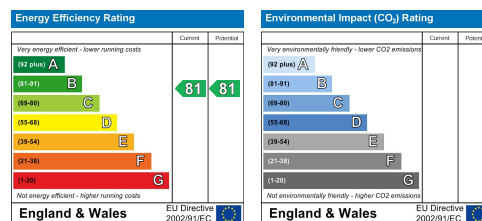
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