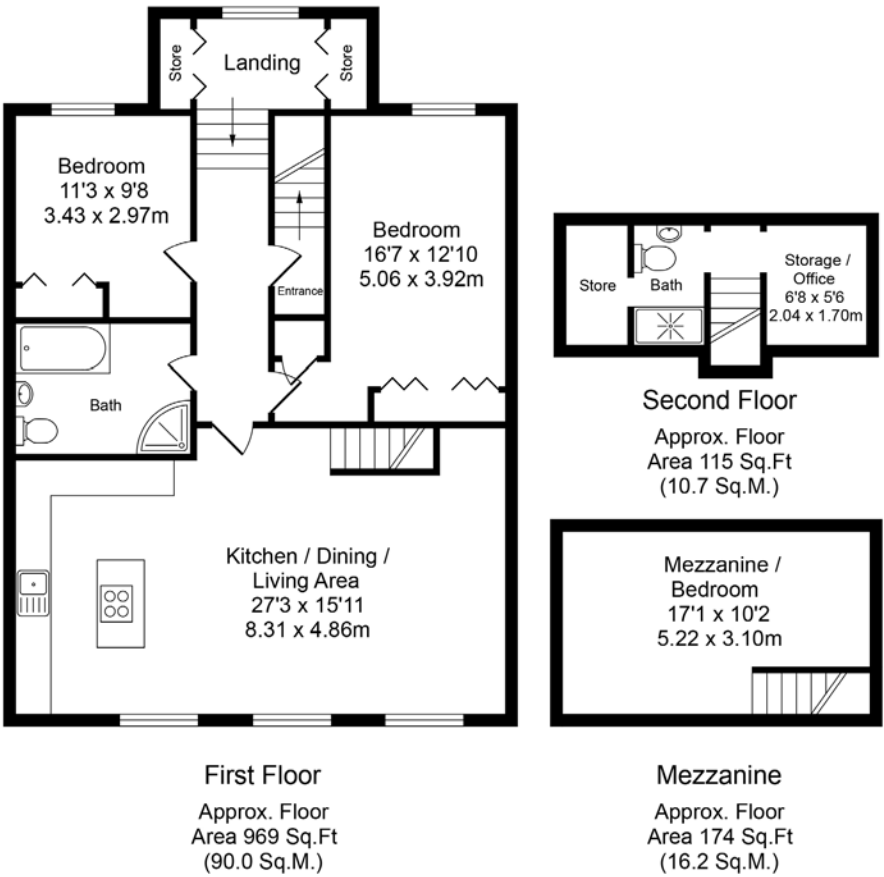




Southport: 01704 778668  
Ormskirk: 01695 570102  
Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

The Court Marine Gate, Southport  
Total Approx. Floor Area 1258 Sq.ft. (116.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
Term of Lease: 999 years from 1st January 1999  
Years Remaining on Lease: 973 years  
Service Charge Payable: £2782.14 (1st January 2025 - 31st December 2025)  
Council Tax Band: F  
Details Prepared: 11/03/2025

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.





Arnold and Phillips are excited to present this stunning two/three-bedroom mews-style apartment, nestled within the highly sought-after 'The Court' development within Marine Gate Mansions, along Southport's iconic promenade. Situated in an enviable coastal location, this home offers picturesque views of the marine lake and the expansive sea beyond, making it a truly special place to live. Having been thoughtfully renovated to a high standard, the apartment offers a blend of contemporary style with the charm of its surroundings, making it a perfect choice for those seeking a peaceful yet vibrant lifestyle.

The property is accessed via a private entrance, which leads you into the first level of this attractive apartment. At the front of the property, you'll find two generously sized double bedrooms, both of which are beautifully presented and come complete with fitted wardrobes. The modern decor of these rooms creates a fresh, inviting atmosphere, making them ideal for rest and relaxation. The main family bathroom, centrally located on this floor, features a contemporary tiled finish and provides all the essentials, including a corner shower, bath, WC, and wash hand basin, offering both practicality and comfort.

At the rear of the apartment, the open-plan family dining kitchen is a standout feature. This expansive 27ft space is designed for modern living, offering a spacious area where cooking, dining, and socialising can seamlessly come together. The kitchen is fitted with a range of stylish wall, base, and tower units, complemented by premium work surfaces and a central feature island, making it perfect for preparing meals and entertaining. Integrated appliances are included, ensuring both style and functionality. Flowing from the kitchen is an ample dining area, ideal for family meals or gatherings with friends. Beyond the dining area, the living space provides a large, airy area that is flooded with natural light, thanks to three picturesque windows that look out over the marine lake and towards the sea. This space offers a tranquil and inviting place to unwind, with views that create a stunning backdrop to daily life.

From the living area, a staircase leads up to a mezzanine level, which could easily serve as an additional living space, bedroom, or home office. This versatile space offers a galleried overview of the apartment below, adding to the sense of openness and providing a connection between the different levels of the home. The mezzanine also benefits from the same beautiful views, making it a peaceful retreat or a productive work area.

The second floor of the apartment features a useful office or storage area, offering additional flexibility for those who require more space. A second modern bathroom suite is also located on this level, providing added convenience for those using the mezzanine area or for guests.

Externally, this development is known for its well-maintained communal gardens, which provide a peaceful outdoor space for residents to enjoy, with cobbled paving and idyllic green spaces. The apartment also benefits from private underground parking, ensuring both convenience and security. The sense of community within the development is strong, making it an appealing choice for those seeking a secure and friendly environment to call home.

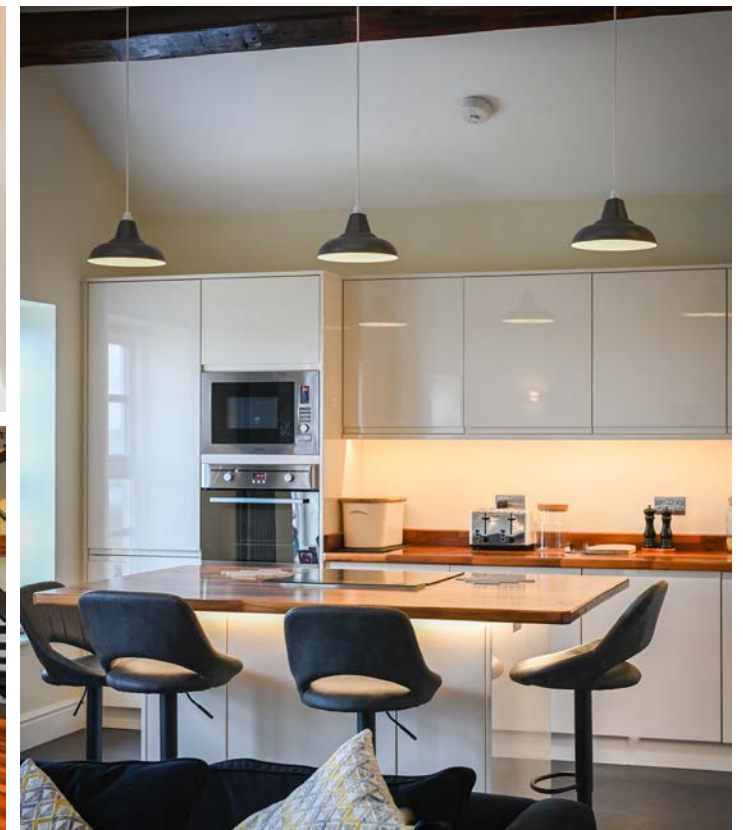
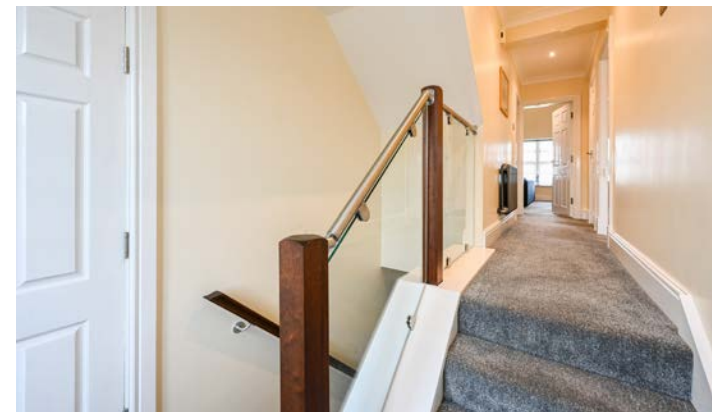
At 1,258 square feet, this apartment offers an impressive amount of living space, with gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The combination of modern living with a beautiful coastal setting makes this property a highly desirable option for both working professionals and those looking to downsize in luxury.

Located along the promenade 'The Court' enjoys easy access to Southport's vibrant town centre, with a wide range of shops, cafes, and restaurants just a short walk away. The area is also well-served by transport links, making it easy to commute to nearby towns and cities. The stunning views and proximity to the coast add a unique appeal to the property, offering a relaxing lifestyle with the convenience of local amenities close by.

Internal inspection is highly recommended to fully appreciate the high standard of this beautiful apartment and the lifestyle it offers.







### KEY FEATURES

Stunning Mews-Style Apartment

Two/Three Bedrooms

Circa 1258 Square Feet

Expansive Open-Plan Family  
Dining Kitchen

Well-Maintained Communal  
Gardens

Private Underground Parking

Picturesque Views

Superb Coastal Location

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