



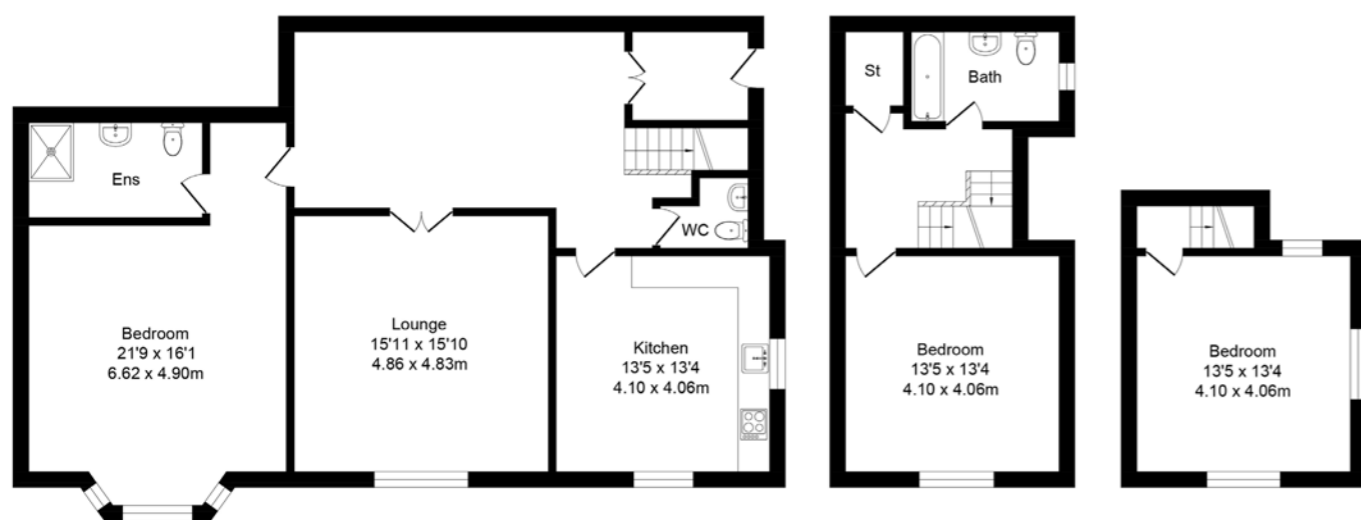
Southport: 01704 778668  
 Ormskirk: 01695 570102  
 arnoldandphillips.com

Standish: 01257 422228  
 Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Apt 1, Wybourne Gate, Southport**  
**Total Approx. Floor Area 1711 Sq.ft. (157.0 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 1170 Sq.Ft (108.7 Sq.M.)

**First Floor**  
 Approx. Floor Area 340 Sq.Ft (31.6 Sq.M.)

**Second Floor**  
 Approx. Floor Area 201 Sq.Ft (18.7 Sq.M.)

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



**THE LUXURY PROPERTY SPECIALISTS**

**Apartment 1 Wybourne Gate - Westcliffe Road, Southport**  
**Asking Price £520,000**



It is with great pleasure and distinction that Arnold and Phillips exclusively bring to market 'Wybourne Gate' - a luxury development of two and three bedroom houses combined with a sympathetically and masterfully restored 19th century Victorian Villa providing a further six unique and bespoke apartments, located prestigiously along Westcliffe Road in Birkdale, Southport.

The Grade II listed 'Villa' is a hand crafted selection of one, two and three bedroom bespoke apartments, that masterfully blend the traditional 19th century period features of this intricate and exquisite building, with the contemporary high end fixtures and fittings expected of any modern development.

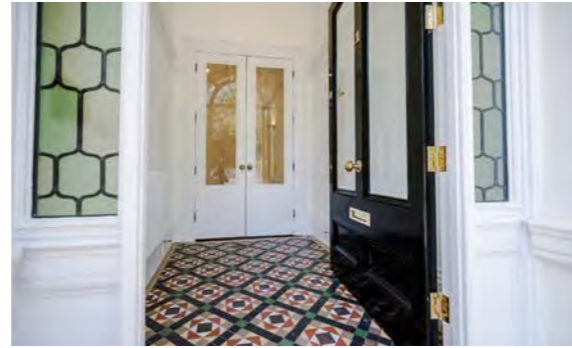
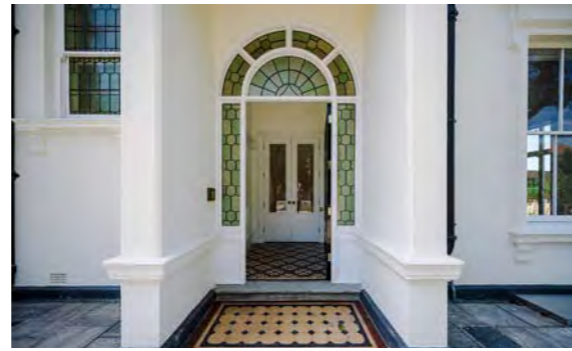
Envisioned, designed and meticulously constructed by widely celebrated and highly regarded 'Schemeglobal' property developers, no expense has been spared in lovingly and thoughtfully restoring the former glory of the stunning architecture on display throughout this impressive building.

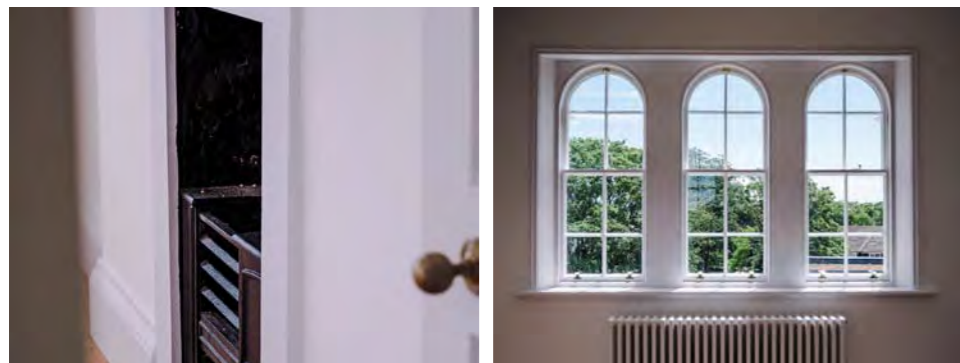
This distinguished apartment is unique in that it is the only apartment within the 'Villa' to have both its own private entrance, as well as separate dual parking bay. Accessed via the private and original Victorian tiled front entrance vestibule, one is received into a stunning and ornate entrance hallway, drenched in an abundance of light and detailed to exacting standards, this property flows seamlessly through to the opulent dining hall which is of excellent proportions. The property provides a large main living room and L-shape dining kitchen, complete with premium solid surface Quartz work tops, high-end 'NEFF' appliances and plethora of integrated storage units. Clean lines and subtle accents pervades this modern and stylish family kitchen. The ground floor accommodation is completed with the master bedroom which is of excellent proportions and provides attractive bay-window, lavish en-suite bathroom facilities and high level of Victorian detailing.

The first floor provides a second double bedroom with stunning outlook and is adjacent form the main and fully tiled modern family bathroom, complete with bath, vanity wash hand basin and low-lying WC.

The second floor provides the final third double bedroom and would serve excellently as an office or study, with large dual aspect windows allowing an abundance of light and providing a pleasant outlook of the surrounding architecture.

Extending to an impressive 1,711 square foot of exemplary luxury apartment living and completed with additional benefits such as masterfully restored sash windows, gas central heating with traditional style radiators, HD vid-com security system and fully operational alarm. Internal inspection is highly advised to fully appreciate all on offer within this palatial apartment.





KEY FEATURES

- Grade II Listed Villa
- Unique and Bespoke Apartment
- Circa 1711 Square Feet
- Three Bedrooms
- Dining Kitchen with Premium Quartz Work Tops
- Private Entrance
- Dual Parking Bay



