



Kingswood House, Westcliffe Road Birkdale, Southport PR8 2BU

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exceptionally presented, purpose built second floor apartment, located within Birkdale Park Conservation Area, and forming part of the exclusive Kingswood Park development.

Accessed via lift or stairwell from the communal Hall, the apartment offers well planned, attractively proportioned accommodation briefly comprising: Hall, Living Room with views towards the coast, fitted Kitchen/Dining Room with integrated appliances, two Bedrooms with fitted wardrobes (the principal with En-Suite Shower Room) and main Shower Room. Gas central heating and double glazing are installed and there is a good size loft space accessed via a drop down ladder in Bedroom 2.

The apartment has a lovely outlook overlooking well maintained communal gardens with secure allocated parking to the rear accessed by electrically operated remote controlled gates.

Westcliffe Road forms part of an established residential area with the many amenities of Birkdale Village, the town centre, Promenade and Victoria Park all readily accessible.

Price: £305,000 Subject to Contract



Ground Floor:

Communal Entrance

Second Floor:

Reception Hall

Living Room - 6.22m x 5.21m (20'5" x 17'1")

Airing Cupboard - 4.65m x 3.15m (15'3" x 10'4")

Bedroom 1 - 4.29m plus recess x 3.66m (14'1" x 12'0")

En-Suite Shower Room - 2.39m x 1.8m (7'10" x 5'11")

Bedroom 2 - 4.72m x 2.67m (15'6" x 8'9")

Shower Room - 3.25m x 1.88m (10'8" x 6'2")

Outside:

The apartment has a lovely outlook overlooking well maintained communal gardens with secure allocated parking accessed by electrically operated remote controlled gates.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E).

Tenure:

Freehold

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.