

**FOR SALE**

55 Homesands House, Park Road, Southport, PR9 9JU

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 55 Homesands House, Park Road, Southport, PR9 9JU

*Newly renovated penthouse apartment with lift access enjoying prime seaside location.*



- Penthouse 1 bed apartment with lift
- Retirement home in seaside location
- Prime location next to Hesketh Park
- Brand new Wren kitchen
- Stylish new bathroom
- Premium Karndean floor & new carpets
- No chain delay
- 453 SQ.FT.

Discover Comfortable, Independent Living at Homesands House. This established former McCarthy & Stone development offers an idyllic living environment exclusively for people aged 60 and above. Regan & Hallworth are pleased to present a beautifully upgraded and extensively refreshed penthouse apartment, complete with lift access. This turn-key property is ready for immediate occupancy, allowing its new owner to move in effortlessly and begin enjoying their new home without delay. Picture yourself in a bright, modern home with fewer chores and more time to enjoy the things you love. Enjoy lower energy bills, caring support, and a welcoming community of new friends just steps away. Perched on the top floor with convenient lift access, Apartment 55 has been meticulously modernised and tastefully remodelled to an exceptional standard. Key highlights include a State-of-the-Art brand new Wren Kitchen complete with integrated appliances such as a dishwasher, Bosch induction hob, oven, and a new fridge-freezer. Fully tiled elegant bathroom featuring Duravit sanitary ware and a premium walk-in shower cubicle. Refined Flooring and Décor: New Karndean flooring throughout, complemented by sumptuous carpeting in the spacious double bedroom, which also boasts a built-in wardrobe. Additional Features include New John Lewis curtains for a refined touch, a sleek wall-mounted TV unit, and a large boarded loft space with ladder access for ample storage. Upgraded Systems: The apartment has been replastered, rewired, and fitted with a brand-new, efficient heating and water system, creating a fresh, like-new feel. Basking in natural light, this charming apartment benefits from a sunny south-westerly orientation, offering delightful views of the spire of Holy Trinity Parish Church. With vacant possession, it is move-in ready for its next owner. Exclusively for residents aged 60 and over, Homesands House provides a welcoming and convenient lifestyle featuring a cosy communal lounge, ideal for fostering friendships and a neighbourly atmosphere. The reassurance of an on-site manager and a 24-hour emergency call system. Practical amenities, including a laundry room and secure bin storage. Beautifully maintained gardens and on-site residents' parking. A pet-friendly policy, making it an excellent choice for animal lovers.





TOTAL FLOOR AREA : 453 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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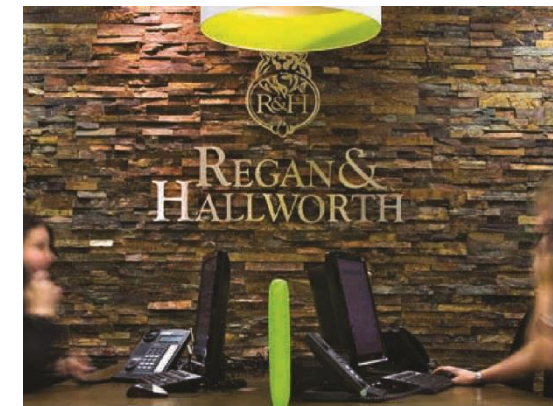
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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