



27 MARINE GATE MANSIONS,
PROMENADE, SOUTHPORT,
PR9 0AU

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TOTAL APPROX. FLOOR AREA: 1,459 SQ FT

DESIGNED FOR THOSE SEEKING REFINED COASTAL LIVING, THIS MID-FLOOR TWO-BEDROOM, TWO-BATHROOM, DUAL-ASPECT, APARTMENT HAS BEEN IMPECCABLY REFURBISHED AND IMMACULATELY MAINTAINED. WITH OPEN MARINE LAKE VIEWS, IT COMBINES GENEROUS PROPORTIONS, CALM INTERIORS AND A SETTING THAT SHAPES AN EASY WAY OF LIVING.

A GATED DEVELOPMENT OF PREMIUM HOMES

MARINE GATE MANSIONS SITS ALONG SOUTHPORT'S PROMENADE ON THE SITE OF THE FORMER PROMENADE HOSPITAL, NOW RE-IMAGINED AS A RESIDENTIAL DEVELOPMENT WITH NOTABLE SCALE AND PRESENCE. THE BUILDINGS FACE MARINE LAKE AND THE SEAFRONT, WITH COMMUNAL GARDENS AND PATHWAYS, RESIDENT PARKING AND LIFT ACCESS PROVIDING DAY-TO-DAY PRACTICALITY ALONGSIDE THE SETTING. WITH LORD STREET, THE TOWN CENTRE AND THE PIER CLOSE BY, IT WORKS EQUALLY WELL AS A FULL-TIME HOME, COASTAL BASE OR LOCK-AND-LEAVE PROPERTY.



SCAN TO
VIEW OUR
VIDEO TOUR.

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DISTANCES

- LORD STREET – 6 MIN WALK
- NEAREST TRAIN STATION – 15 MIN WALK
- NEAREST BUS STOP – 2 MIN WALK
- VICTORIA PARK – 4 MIN DRIVE
- SOUTHPORT BEACH – 5 MIN DRIVE
- MEOLS RETAIL PARK – 10 MIN DRIVE
- HESKETH GOLF CLUB – 5 MIN DRIVE
- LIVERPOOL CITY CENTRE – 45 MIN DRIVE

- M57 / M58 – 25 MIN DRIVE
- M6 – 35 MIN DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- SOUTHWEST-FACING LOUNGE
- SEPARATE KITCHEN WITH DINING
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY-SIZE BATHROOM
- STUDY / HOME OFFICE



OUTSIDE

- COMMUNAL GARDENS
- VIDEO INTERCOM & FOB ENTRY SYSTEM
- ALLOCATED GARAGE PARKING SPACE

NOTE – ADDITIONAL PARKING SPACES CAN BE NEGOTIATED WITH THE MANAGEMENT COMPANY DIRECT, SUBJECT TO AVAILABILITY



THE PROPERTY

This mid-floor apartment was fully refurbished in 2016 and has been carefully looked after ever since, leaving it in outstanding condition throughout. The layout balances generous proportions with high ceilings and a natural flow, while large sash windows draw daylight deep into the home and frame views across Marine Lake. Finishes remain calm and neutral, creating interiors that feel ready to enjoy from day one.

Two double bedrooms and two bathrooms sit quietly away from the main living space, while the kitchen and lounge anchor the home at either end of the hall, giving the apartment a practical rhythm for everyday life and entertaining.





GROUND FLOOR

The internal entrance hall is wide and welcoming, with a useful store cupboard for coats, shoes and household essentials helping to keep the apartment orderly.

The kitchen is arranged with cabinetry on three sides to maximise storage and preparation space. Gloss contemporary units are paired with light quartz worktops and integrated appliances including a dishwasher, washer dryer, double ovens, fridge freezer and microwave. A five-ring electric hob with extractor sits above the cooking zone, while an enamel sink and drainer complete the layout. Natural light enters through a side window, and a breakfast bar provides seating for three. LVT flooring in a natural wood finish adds warmth and durability.

At the far end of the hall, a few steps rise to the lounge via a bespoke staircase with a transparent balustrade, creating a subtle sense of arrival. The room is spacious and filled with daylight from four sash windows looking out towards Marine Lake. Neutral carpeting softens the space, and a contemporary feature fireplace forms a focal point for evenings in.

The proportions allow for generous seating alongside a formal dining table, while the ceiling height reflects the scale associated with a building of this period.



The bedrooms are positioned to one side of the apartment, with east-facing morning courtyard views, creating a quieter wing. Both are comfortably double in size, with the principal bedroom enjoying fitted wardrobes, a dressing area and its own en-suite shower room. This is fully tiled in warm, neutral tones and fitted with a walk-in shower, floating basin and WC.

The main bathroom is equally well finished and generously sized, again fully tiled in a similar palette, with a full-length bath, large vanity basin, WC and heated towel rail.

Completing the layout is an integral study or home office, a flexible space suited to remote working, administration or discreet storage.

OUTSIDE

Marine Gate Mansions is regarded locally for its quality and exclusivity, with landscaped communal lawns arranged around pathways and water features that soften the setting and create an attractive approach to the buildings. The apartment benefits from a parking space within the residents' garaging, while the wider grounds are carefully maintained year-round. The perimeter is walled, with controlled access for residents only and guests enter via an intercom entry system.

Generous proportions, excellent finishes and views across Marine Lake combine to create a home that feels straightforward to live in and easy to enjoy from the first day you move in.







ABOUT THE AREA

Marine Gate Mansions occupies a coastal position at the northern end of Southport's promenade overlooking Marine Lake. Lord Street is within easy reach, known for its cafés, restaurants, independent shops and hotels. The town provides a broad mix of supermarkets, retail parks and leisure facilities, along with theatres, museums and year-round events, attracting visitors from afar, including The Southport Flower Show, Food Festival, The Air Show and many more, even during the colder months.

Southport's coastline adds further appeal, with three beaches and the Marine Lake at its centre, and the National Trust Formby nature reserve within 20 min drive. The area is also well known for golf, with Hesketh, Southport & Ainsdale, Hillside, Formby and Royal Birkdale all close by. And with Royal Lytham & St Annes and Royal Liverpool at Hoylake within 1h15 drive.

TRANSPORT

Southport and Meols Cop train stations are both within a five-minute drive, offering regular Merseyrail services into Liverpool Central. Local bus services connect the town with Ormskirk, Preston, Liverpool and Wigan. For wider travel, the M58 is around 28 minutes away, the M6 approximately 35 minutes, while Liverpool John Lennon Airport is reached in about 58 minutes and Manchester Airport just over an hour. Direct rail services from Liverpool Lime Street connect to London in under two hours.

SCHOOLS

Southport offers a wide choice of schooling, with around 25 primary and eight secondary schools in the wider area. Nearby primaries include Holy Trinity C of E, Holy Family Catholic, Norwood and St Philip's C of E, all rated 'Good' by OFSTED.

Secondary options include Stanley High School and Meols Cop, both around five minutes by car and rated 'Good'. Independent provision is available at Scarisbrick Hall School, approximately 15 minutes' drive, offering education from nursery through to sixth form.



PROPERTY
INFORMATION

Tenure: Leasehold, 999-year lease
(approx. 970 years remaining)

Services: Mains gas, mains water,
double glazing, underfloor heating in
second bathroom, ultrafast broadband
(estimated), communal lift, allocated
garage parking space, intercom entry

EPC: B

Council Tax Band: F

Flood Risk: Rivers – Very Low

Service Charge: Approx.: £5,192 (2026)

Viewing: Strictly by appointment
with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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TOTAL APPROX. FLOOR AREA: 1,459 SQ FT

Marine Gate Mansions

Total Approx. Floor Area 1459 Sq.ft. (135.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 1459 Sq.Ft
(135.5 Sq.M.)

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

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