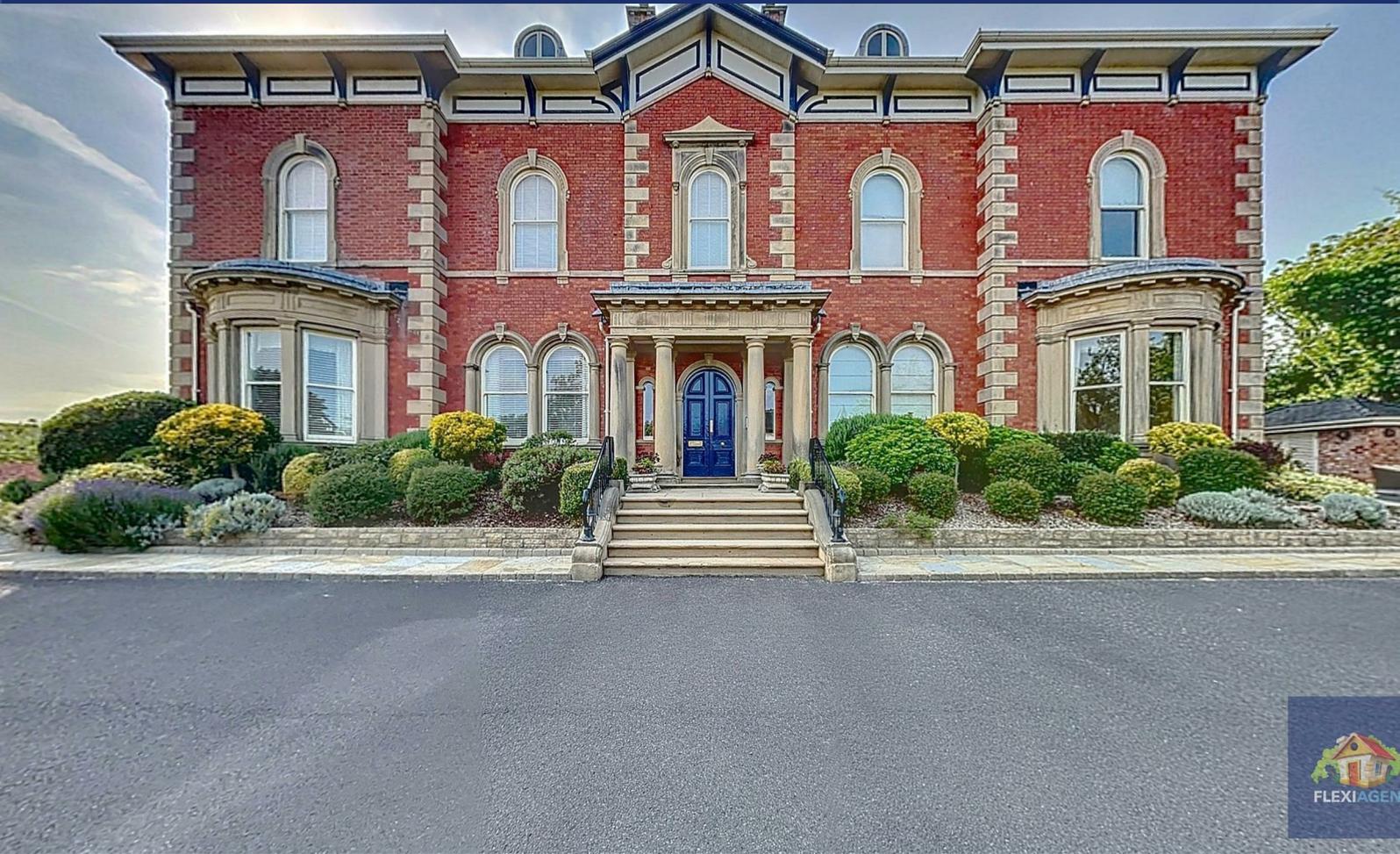




# FLEXIAGENT

Market Leading, Independent Estate Agents



## Westcliffe Road

Southport, PR8 2TG

**Offers In Excess Of £500,000**

Flexi Agent are thrilled to present this exceptional three-bedroom first-floor apartment, located in the highly sought-after Birkdale Village. Surrounded by a wealth of local amenities, the property is just a short walk from excellent bus and rail links, providing convenient access to both Southport Town Centre and Liverpool.

Set within a Grade II listed Victorian building, originally constructed in 1866, this stunning residence offers a rare blend of period charm and modern convenience. The building includes a lift servicing all floors, and the apartment itself spans approximately 1,900 sq. ft., offering generous and versatile living space throughout.

The property briefly comprises a grand entrance hallway leading to a bright and spacious lounge, complete with a coved ceiling, a marble fireplace, and an original sash window. Also on this level are two king-sized bedrooms—one of which benefits from a modern three-piece en suite and a separate WC.

The upper floor features a state-of-the-art kitchen/diner with fully integrated appliances and direct access to a private sun-catching courtyard. The kitchen also benefits from a utility room with a sink and space for a washing machine. A third king-sized bedroom with fitted wardrobes and a stylish en suite shower room, along with a dedicated home office, complete this impressive apartment.

Externally, the development is set within large, beautifully maintained communal grounds, featuring lawned areas, mature flowerbeds, and shrub borders. The property also benefits from one allocated parking spaces and visitor parking. The

- Three king sized bedrooms
- Spanning approximately 1,900 sqft
- Highly sought after location
- Spacious living throughout
- Top of the range kitchen appliances
- Private courtyard offering direct access into the kitchen/diner
- Lift access to all floors
- One allocated parking space available
- Beautifully maintained communal gardens
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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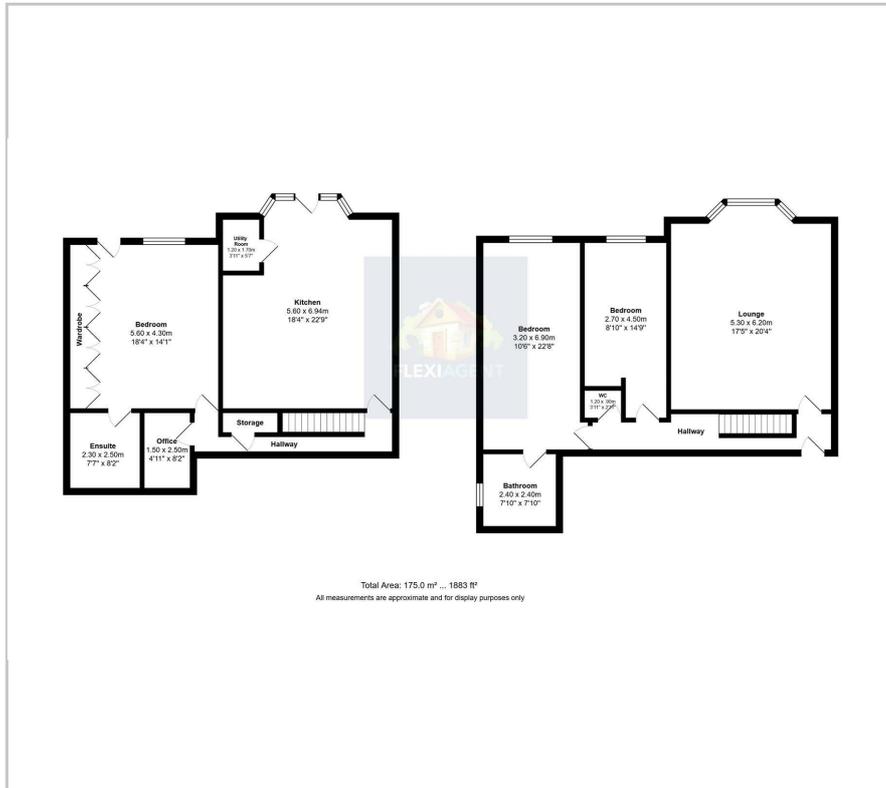
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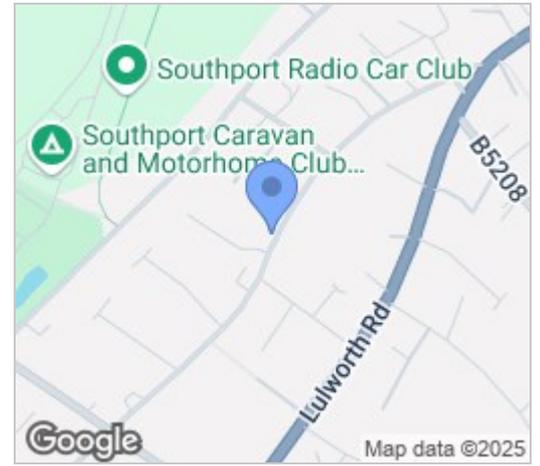
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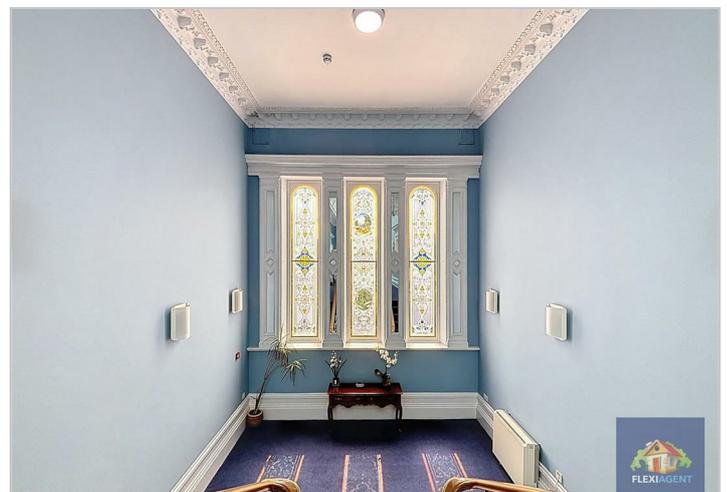
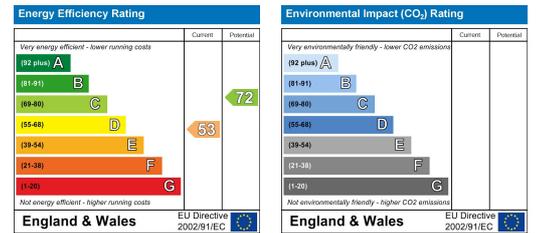
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.