

FOR SALE

Residential Refurbishment /
Conversion Opportunity

Guide Price: £175,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

103 King Street, Southport PR8 1LQ



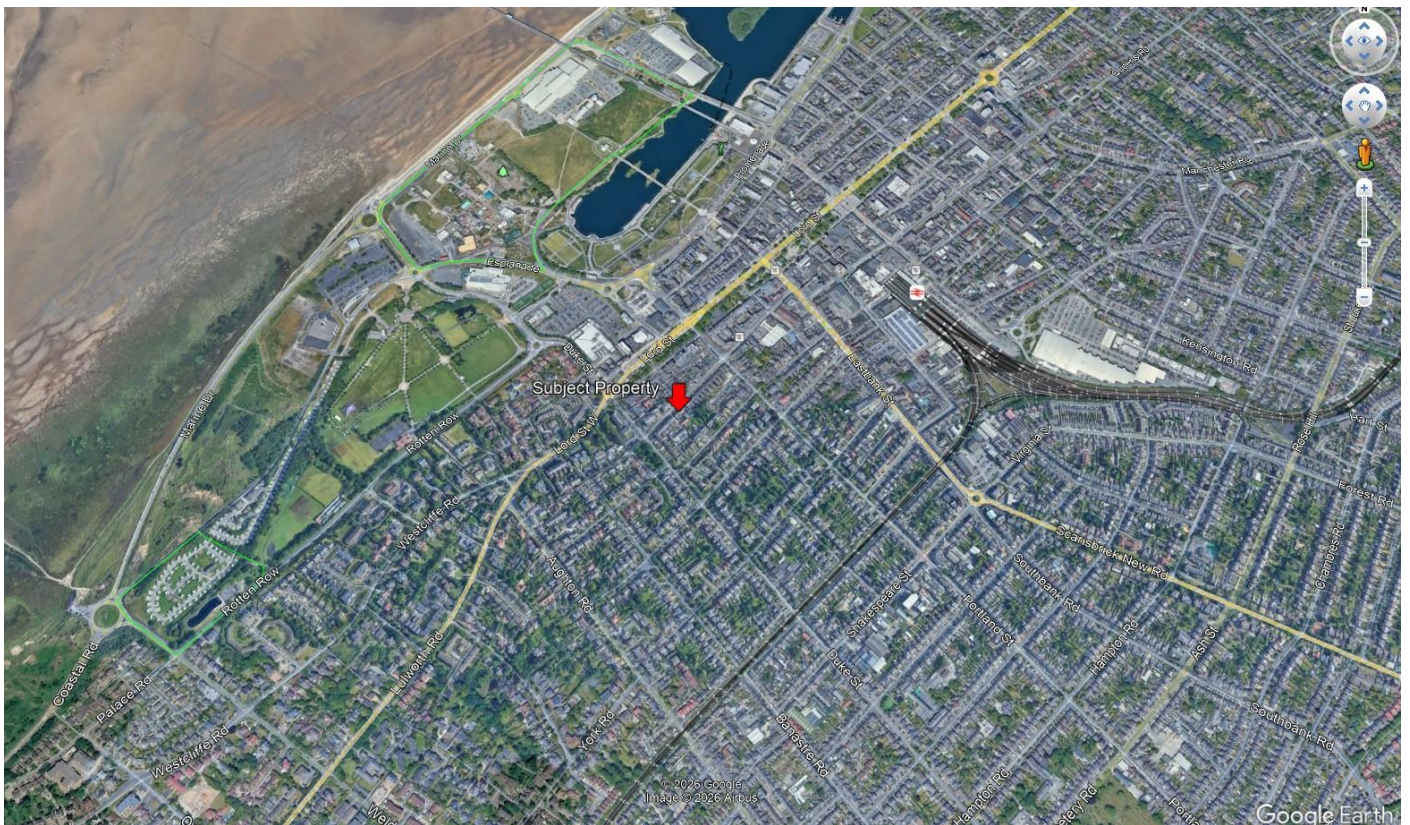
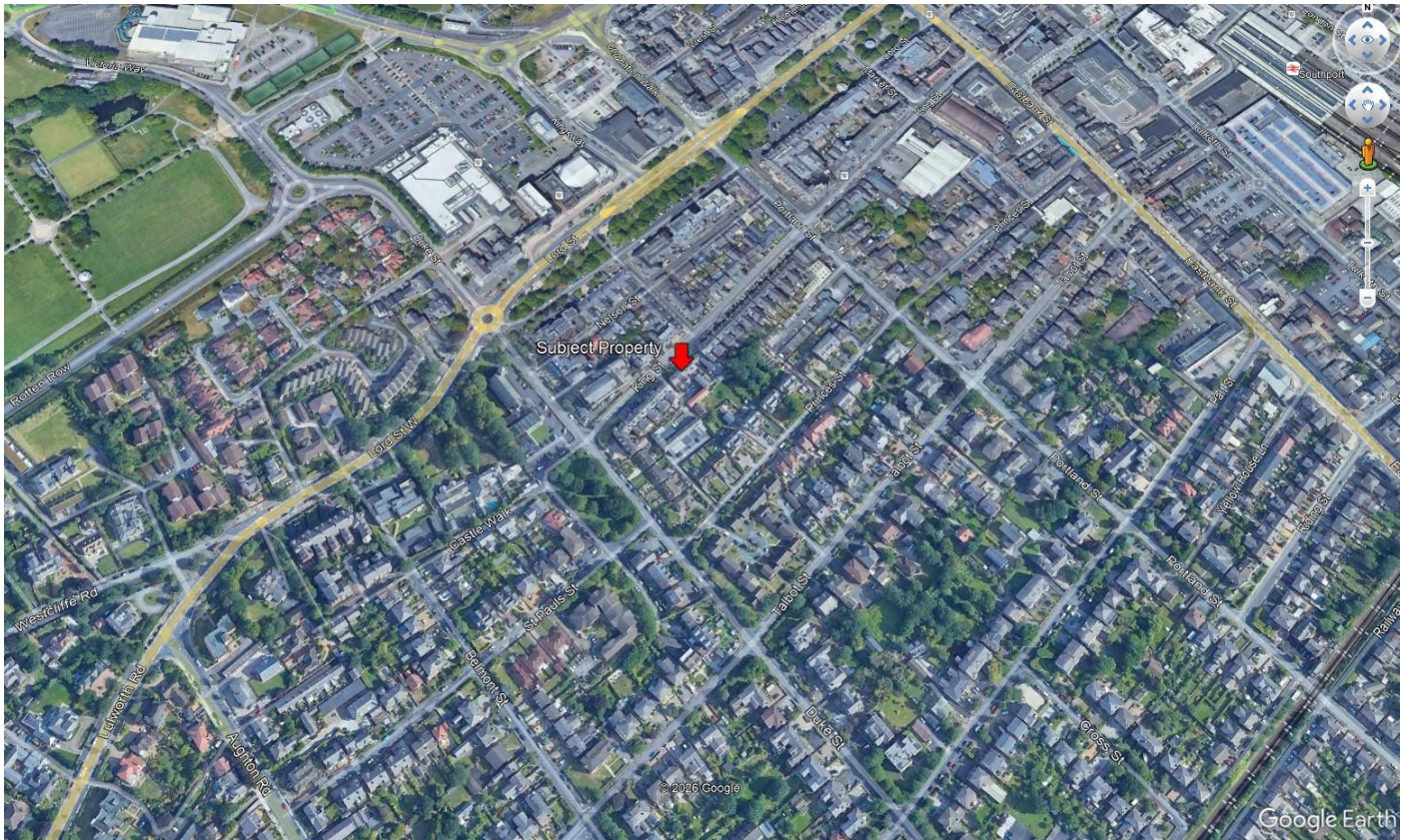
- Substantial mid-terrace three-storey period property
- Approx. 1,981 sq ft (184 sq m) accommodation
- Requiring refurbishment
- Potential for conversion into three self-contained flats (STPP)
- Strong precedent of similar conversions along King Street
- Off-road parking to the front
- Ideal for developers, builders or owner-occupiers



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The property is situated on King Street, a well-established residential location within Southport, conveniently positioned close to Southport town centre and its associated amenities, transport links and services.

The surrounding area is characterised by traditional period terraced housing, with a number of properties along the street having been converted into self-contained flats, supporting the development potential of the subject property.



Description: A substantial mid-terrace period property arranged over ground, first and second floors, extending to approximately 1,981 sq ft. There is also a cellar which is accessed via some steps outside which could provide some additional storage.

The property is now vacant and cleared, presenting a genuine refurbishment opportunity. The internal condition requires modernisation; however, the scale and layout offer excellent scope for reconfiguration.

The property particularly lends itself to conversion into three self-contained flats (subject to the necessary planning consents), with strong precedent along King Street.

Alternatively, the property may appeal to an owner-occupier seeking to create a large family dwelling.

Externally, the property benefits from a hardstanding frontage providing off-road parking and an enclosed rear yard.







Accommodation: The accommodation is arranged as follows:

Ground Floor

Entrance hallway with staircase
Front reception room
Rear reception/dining room
Kitchen

First Floor

Two bedrooms
Bathroom
Separate WC

Second Floor

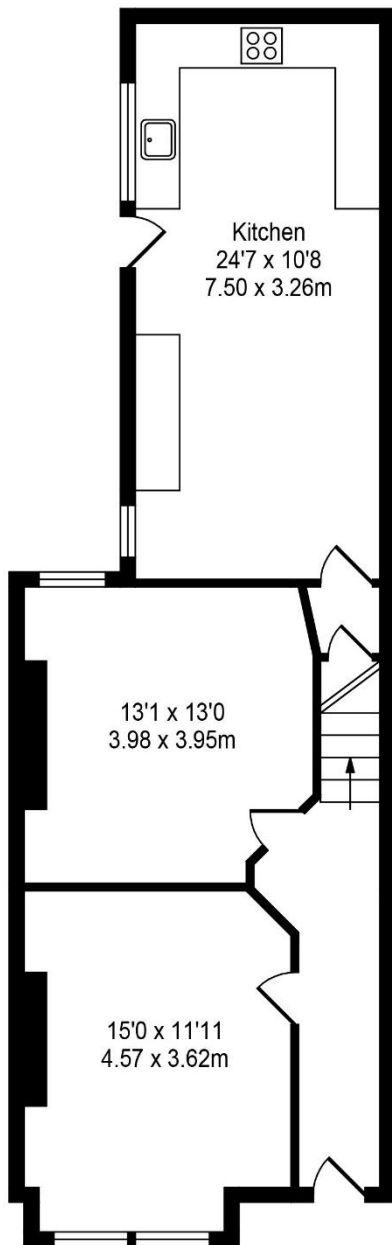
Additional bedroom
Further room/study
Bathroom

Floor plan provided for identification and illustrative purposes only, not to scale.

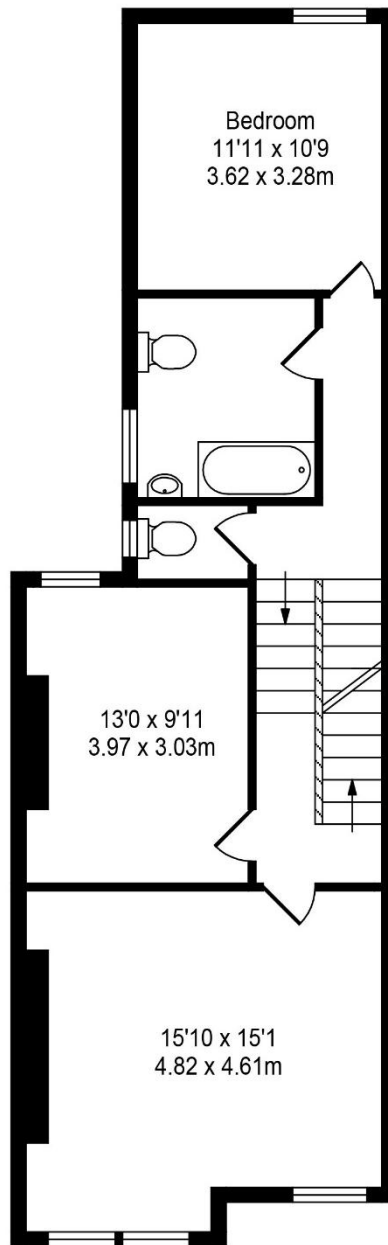
King Street

Total Approx. Floor Area 1981 Sq.ft. (184.03 Sq.M.)

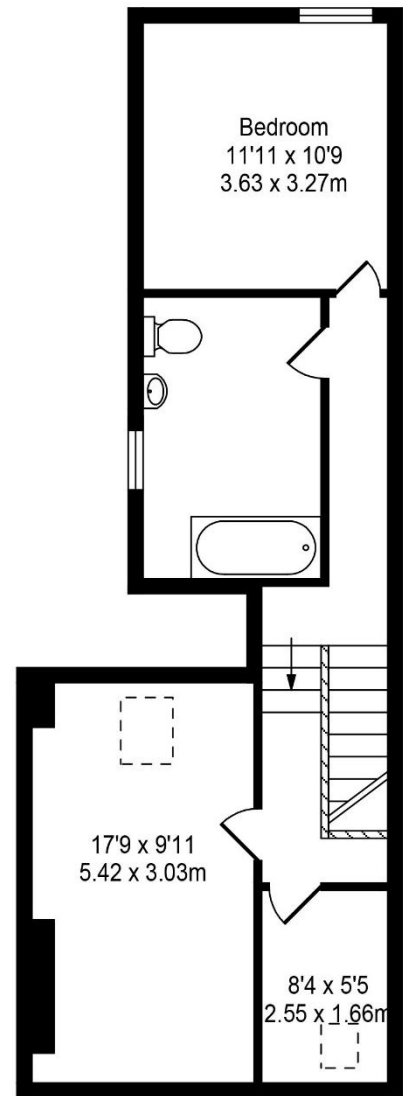
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 705 Sq.Ft (65.49Sq.M.)



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Approx. Floor Area 571 Sq.Ft (53.04Sq.M.)

Asking Price: £175,000 (One Hundred and Seventy-Five Thousand Pounds)

VAT: We understand that the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

Interested parties should make their own enquiries.

Tenure: The property is understood to be Leasehold for the residue of 999-year at a nominal ground rent.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: Each party is to be responsible for their own legal costs.

Council Tax: Band D

EPC: An Energy Performance Certificate has been commissioned.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 08 April 2026

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