



**126 Hart Street
Southport, PR8 6DS £230,000
'Subject to Contract'**

This recently renovated, truly exceptional and one-of-a-kind duplex apartment occupies the first and second floors of a purpose-built detached property, forming just one of two exclusive apartments within the building. Offering an impressive sense of space, abundant natural light, and generously proportioned accommodation throughout, this is a home that must be viewed to be fully appreciated. Accessed via a private ground-floor entrance hall, a staircase rises to the first floor where the scale of the accommodation becomes immediately apparent. The spacious main living room is a standout feature, flooded with natural light through large picture windows that enhance both the sense of volume and the bright, airy atmosphere. This inviting space flows seamlessly into a modern breakfast kitchen, fitted with contemporary units and integrated appliances, ideal for both everyday living and entertaining. The first floor also provides a well-appointed family bathroom and two generous double bedrooms. The principal bedroom further benefits from access into a sunroom and private terrace, overlooking the rear of the property and providing a peaceful retreat with excellent natural light. A fixed staircase leads to the second-floor duplex level, which offers two further substantial double bedrooms, a kitchenette, and a modern shower room with WC. This upper floor is perfectly suited for use as independent accommodation for teenagers, guests, or a relative, while still forming part of a cohesive and flexible home. The apartment has been recently refurbished throughout to a high standard, creating a stylish, modern finish while retaining a strong sense of proportion and practicality. Further benefits include private garaging to the rear, off-street parking for several vehicles, and a front garden. Notably, the property enjoys no service charges or ground rent, an Energy A EPC rating, and its own solar panels, offering excellent energy efficiency and reduced running costs. The lease is the residue term of 999 years remaining, adding to the long-term security of ownership. Ideally positioned for convenience, the property is close to commuter links, local shops, and superstores, including the newly built Sainsbury's, with Southport town centre and direct rail connections to Manchester and Liverpool easily accessible. A rare opportunity to acquire a substantial, light-filled duplex apartment with exceptional space, flexibility, and independence, early viewing is strongly recommended.

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Southport's Estate Agent

Private Entrance Hall

Ground floor private entrance with composite style entrance door with glazed and leaded portal insert and opaque UPVC double glazed side window, turned staircase with handrail, spindles and newel post leads to first and second floor duplex level. Wall light points.

First Floor

Private entrance hall with recessed spotlighting and woodgrain vinyl covered floor flooring. Glazed inner doors lead to main accommodation and further doors to bedroom and bathroom.

Living Room - 6.3m x 3.61m (20'8" x 11'10" into recess)

UPVC double glazed window to front of property, feature electric fire with resin interior and surround, ceiling rose. Glazed door needs to...

Dining Kitchen - 6.27m x 2.95m (20'7" x 9'8" into recess)

UPVC double glazed Windows to both front and side of property. Partially laid woodgrain vinyl covered flooring continues to dining area. Open plan fitted kitchen, arranged in a most attractive style with a range of built-in base units, cupboards and drawers, wall cupboards, one housing the Logic combination style central heating boiler system. Working surfaces with Belfast style sink unit, mixer tap and incorporating breakfast bar. Appliances include electric oven, four ring ceramic style hob, funnel style extractor and plumbing is available for washing machine and further space for freestanding fridge freezer. Tiled walls.

Bathroom/WC - 2.34m x 1.91m (7'8" x 6'3")

Opaque UPVC double glazed window, three-piece modern white suite incorporating low-level WC, vanity wash hand basin with mixer tap and illuminated vanity wall mirror over. P shaped panel bath with curved shower screen, plumbed in rainforest style shower and separate handheld shower attachment. Tiled walls with heated towel rail and extractor.

Bedroom One - 3.66m x 4.7m (12'0" x 15'5")

UPVC double glazed window, wood grain vinyl covered flooring, fire surround over hearth. Steps lead up to sunroom via glazed door.

Sunroom - 2.01m x 3.94m (6'7" x 12'11")

UPVC double glazed window, door leads to private Terrace overlooking rear of property, centrally heated and wall light points.

Second Floor Kitchenette/Inner Hall - 0.91m x 2.95m (3'0" x 9'8" overall measurements)

Open plan access via kitchenette with double glazed skylights maximising natural light and further eaves access points. Kitchen incorporates base units, working surfaces, single bowl sink unit with rinser tap and plumbing is available for washing machine and space for freestanding fridge. Double glazed 'Velux' skylight and further door leads to...

Bedroom Three - 5m x 3.38m (16'5" x 11'1" including areas of reduced head height)

Opaque UPVC double glazed window, woodgrain vinyl covered flooring and vaulted ceiling with eaves access points for storage.

Shower Room/WC - 2.49m x 1.14m (8'2" x 3'9")

Vaulted ceiling with 'Velux' skylight maximising natural light, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and entry-level shower enclosure with folded shower screen, plumbed in overhead rainfall style shower and handheld shower attachment. Part wall tiling with heated towel rail, recessed spot lighting and extractor.

Bedroom Four - 2.49m x 3.4m (8'2" x 11'2" including areas of reduced height height)

UPVC double glazed window, vaulted ceiling and woodgrain vinyl covered flooring. Two useful eaves access points for storage.

Outside

The property benefits private access to front garden arranged for ease of maintenance with loose stone and raised planters stocked with a variety of plants, shrubs and trees. There is also timber decking with recessed lights. Shared side access leads to garaging at the rear one of two garages included with the sale with access via up and over door garage measuring 15' x 8'.

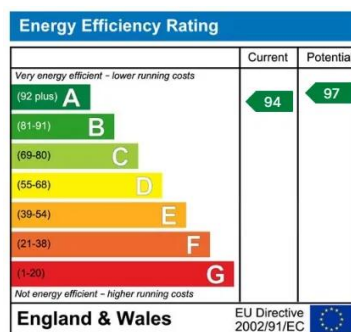
Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from 25 October 1967. This information is provided in good faith and should be verified by the purchaser's solicitor.





Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.