



# Corniche Road, Port Sunlight

£230,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in the heart of the historic and picturesque village of Port Sunlight, this charming Grade II listed cottage offers a delightful blend of character and comfort. Set on a generous plot with a beautiful open aspect to the front, the property is ready to move into while also providing the perfect canvas for those wishing to add their own personal touch. The cottage benefits from combi-fired gas central heating and features a welcoming hallway with wood block flooring, a light and airy lounge with matching flooring and a charming fireplace, a fitted kitchen/dining room, and a three-piece ground floor bathroom. Upstairs, there are two spacious double bedrooms, with a quirky set of steps leading up to a third bedroom, adding character and charm to the layout. To the rear, a generous garden and courtyard, provides excellent outdoor space for relaxation and entertaining complete with a brick-built outbuilding. Ideally located in the heart of the village, residents can enjoy all the amenities Port Sunlight has to offer, including an art gallery, and award-winning gardens. Additionally, there are two train stations within walking distance, making commuting straightforward. This delightful cottage is offered for sale with no onward chain and represents a rare opportunity to own a piece of Port Sunlight's rich heritage. Please note that the owner of this property is a 'Connected Person' to the directors of Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979. Council tax band B. Freehold subject to an annual ground rent of £1,00



### **Hallway**

7'7" (2.31m) x 3'2" (0.97m)

### **Lounge**

15'0" (4.57m) x 13'8" (4.17m)

### **Kitchen Dining Room**

10'11" (3.33m) x 8'7" (2.62m)

### **Bathroom**

7'9" (2.36m) x 5'0" (1.52m)

### **Bedroom One**

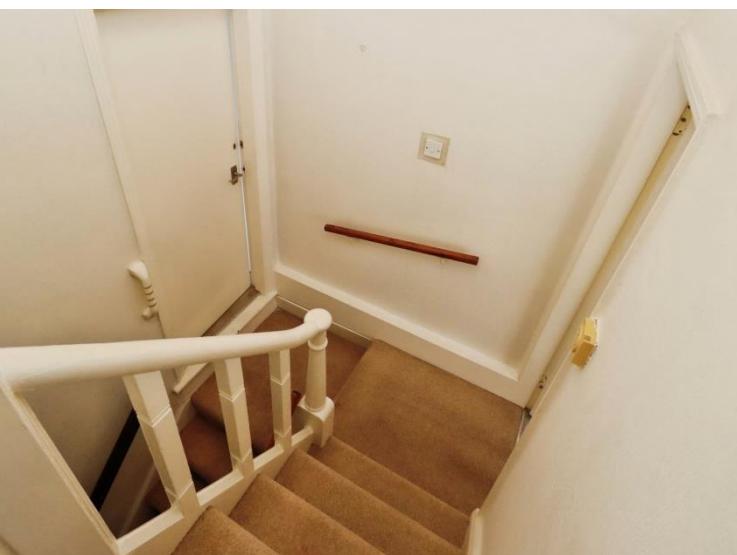
15'1" (4.6m) x 11'10" (3.61m) Into Recess

### **Bedroom Two**

15'1" (4.6m) Into Wardrobe Recess x 8'5" (2.57m)

### **Bedroom Three**

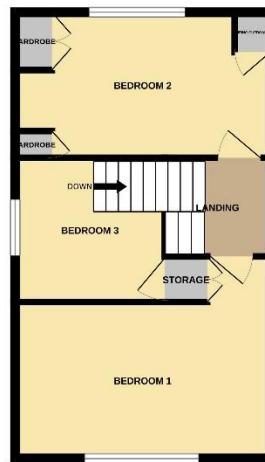
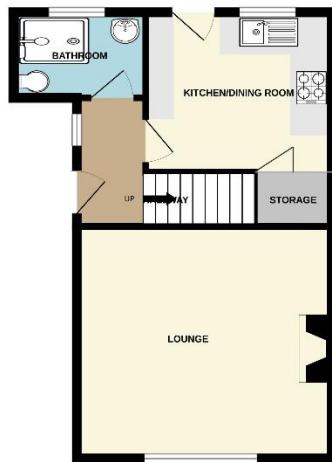
8'10" (2.69m) x 8'10" (2.69m)





GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (73.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the plan printout, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error, omission or inaccuracy. This plan is for general purposes only and should be used as such by any prospective purchaser. The plan is not to scale and approximate measurements have been tested and no guarantee as to their operating or efficiency can be given.  
House Web Webpage code: 0000

## Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,  
Wirral, Merseyside, CH63 7PH

**Disclaimer:** Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.