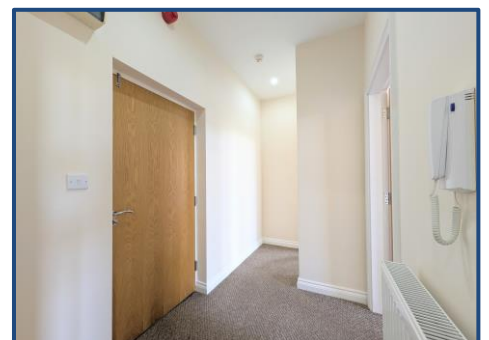
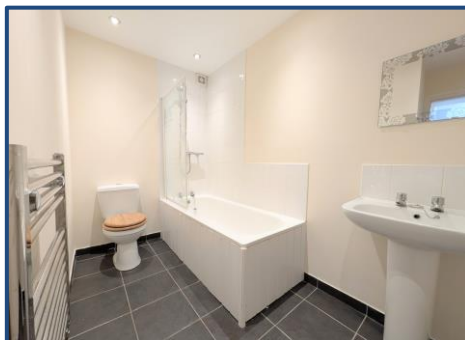


## To Let - Sussex Road, Southport - Two Bedroom First Floor Apt **£775.00PCM**



### KEY FEATURES:

- Well-presented two-bedroom first-floor apartment
- Situated within a charming Victorian converted property
- Walking distance to Southport Town Centre & Meols Cop
- Spacious bay-fronted lounge and master bedroom
- Gas central heating and uPVC double glazing
- Newly refreshed décor throughout
- Off-road parking for one standard car
- Available immediately, subject to checks

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## Property Description

Anthony James are delighted to offer to the rental market this well-presented two-bedroom first-floor apartment, ideally located within a Victorian converted property on Sussex Road, just a short walk from Southport Town Centre and Meols Cop, both offering a wide range of local amenities.

Excellent transport links are available nearby, providing easy access to Southport Centre, Liverpool, Preston, Manchester, and surrounding areas. Early viewing is highly recommended to fully appreciate this apartment.

The accommodation briefly comprises a communal hallway and stairwell leading to the first floor, a private entrance hallway, a bay-fronted lounge, a bay-fronted master bedroom, a second bedroom, and a kitchen and bathroom accessed via two steps down from the hallway.

Externally, the property benefits from a block-paved driveway with off-road parking for one standard-sized car. With large lawned rear communal garden. Further benefits include gas central heating, uPVC double glazing, and newly refreshed décor throughout.

Available immediately, subject to referencing checks.

EPC Rating: C Council Tax Band: A



## Rooms

### Hallway

Neutral hallway with fitted carpets, intercom and alarm. Two steps lead down to the kitchen & bathroom

### Lounge

A bright and airy lounge decorated neutrally with fitted carpets.

### Bedroom Two

A secondary bedroom decorated neutrally and fitted with carpets

### Bedroom One

A large and spacious primary bedroom with bay window overlooking the front of the complex. The space is decorated neutrally with fitted carpets.

### Kitchen

A well presented high gloss kitchen with base and eye level units with laminate wood effect counters and stainless steel sink. A black gloss ceramic four ring hob is present with low level electric oven. Space is provided for a washing machine and fridge freezer.

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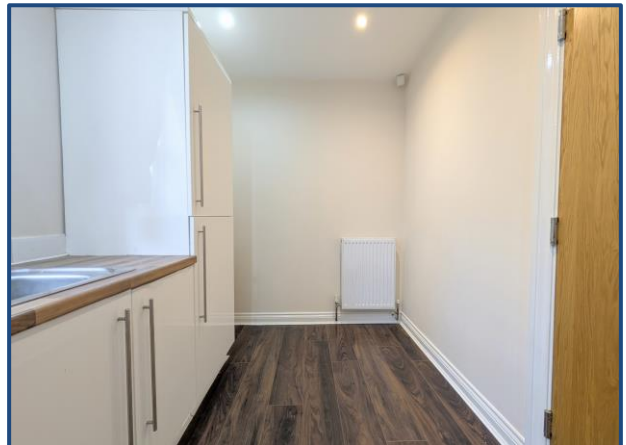
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### Bathroom

A well presented three piece bathroom suite comprising flush button WC, pedestal sink & full size bath with glazed shower screen and thermostatic shower. The space is decorated with tiles to wet areas and floors. Whilst an extractor fan and centrally heated towel rail is also present.

### External

Externally, a block paved car park with allocated space for one standard car



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## First Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently.  
Plan produced using PlanUp.

### Additional Information

EPC: C

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



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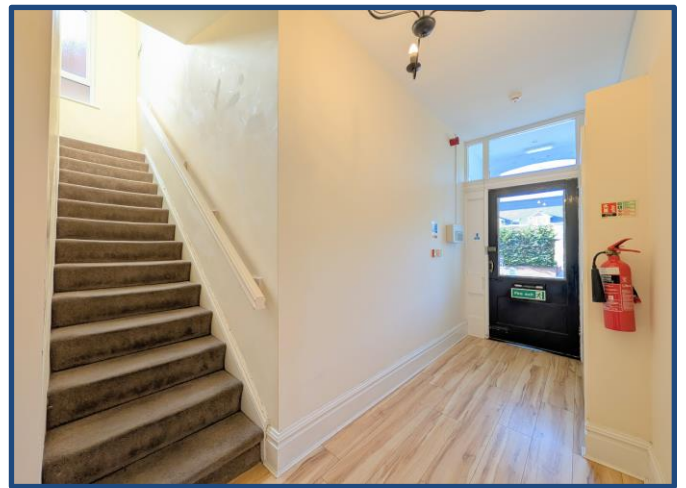
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