



**Flat 1, 38, Sussex Road, Southport, PR9 0SS**

**£900 PCM**

*David  
Davies* **D** *Collection*

## Flat 1, 38, Sussex Road, Southport, PR9 nss

- EPC: C
- Council Tax Band: C
- Holding Deposit Fee:
- Stunning Apartment
- Two Bedrooms
- Ground Floor
- Open Plan Kitchen / Living Room
- Modernised Throughout
- Modern Bathrooms
- Off Road Parking

David Davies Sales & Lettings Agent are delighted to bring to the rental market this ground floor apartment on Sussex Road, Southport, a truly impressive two-bedroom ground floor apartment finished to an exceptionally high standard throughout. This stylish apartment is available to move into immediately, subject to referencing.

The apartment benefits from its own private entrance, leading into a welcoming hallway with stairs rising to a generous landing. From here, the accommodation flows beautifully, offering a large open-plan living room and modern fitted kitchen, designed with both style and functionality in mind – a perfect space for relaxing or entertaining. The property also boasts a stunning family bathroom, finished to a contemporary specification, and two spacious double bedrooms, both offering excellent proportions.

Externally, the apartment is equally impressive, with a private driveway providing parking for at least two vehicles, a rare feature for properties of this style and location.

Positioned in a highly convenient area of Southport, with excellent access to local amenities, shops and transport links, this apartment offers the perfect blend of comfort, practicality, and modern living.

EPC: D





# Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Patrick David*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

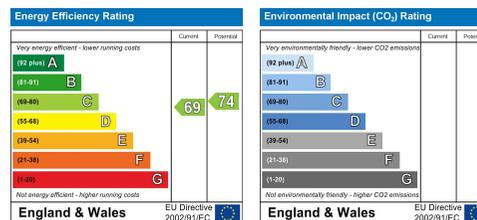


For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**