



## 27 Pier House, New Brighton, CH45 2JY £1,100 PCM



Welcome to Pier House, an exquisite penthouse apartment located on the scenic Tower Promenade in New Brighton. This stunning property offers a perfect blend of modern living and coastal charm, making it an ideal home for those seeking a vibrant lifestyle by the sea with beautiful sea views.

As you enter this elegant apartment, you are greeted by a spacious reception room that boasts an abundance of natural light, creating a warm and inviting atmosphere. The open-plan design allows for seamless living and entertaining, making it perfect for both relaxation and social gatherings.

The penthouse features two well-appointed bedrooms, each designed with comfort in mind. The master bedroom includes an en-suite bathroom, providing a private sanctuary for unwinding after a long day. The second bedroom is equally spacious and versatile, suitable for guests or as a home office.

You will find ample facilities to accommodate your needs, ensuring convenience for you and your guests. The contemporary finishes throughout the apartment reflect a high standard of living, with stylish fixtures and fittings that enhance the overall aesthetic.

EPC C

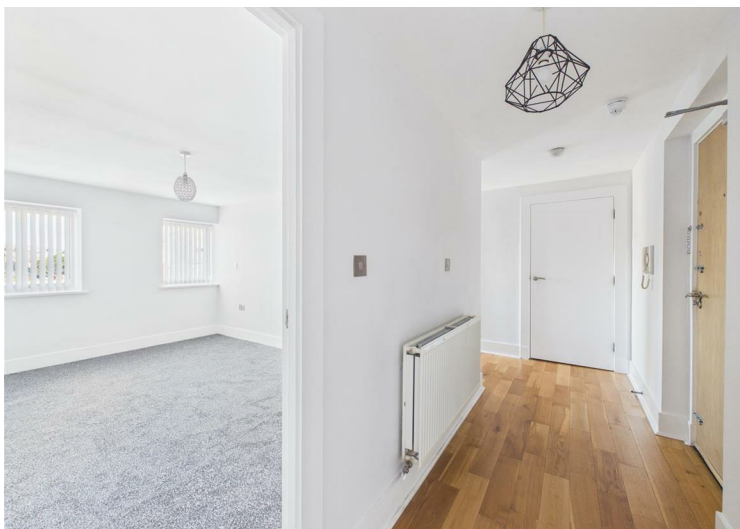
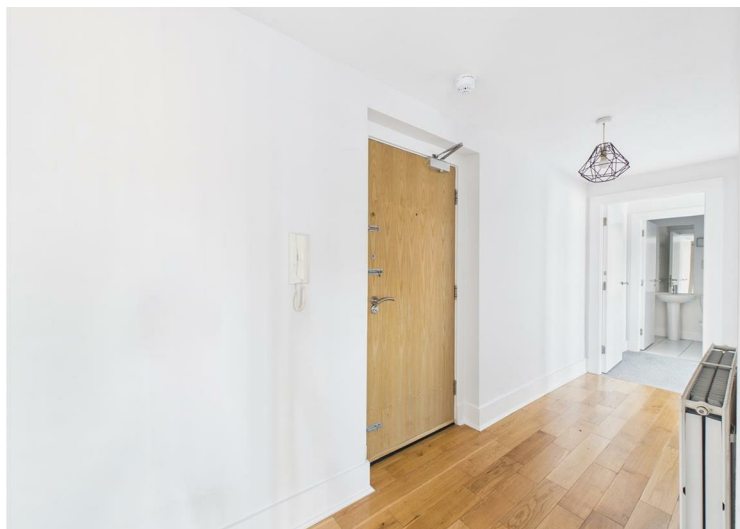
- Two Bedrooms
- Penthouse Apartment
- Sea Views
- Large Reception Room
- En Suite
- Balcony
- En Suite Views
- Sought After Location
- EPC Rating C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. management@bakewellhorner.co.uk**  
**<https://www.bakewellhorner.co.uk>**