

For Sale

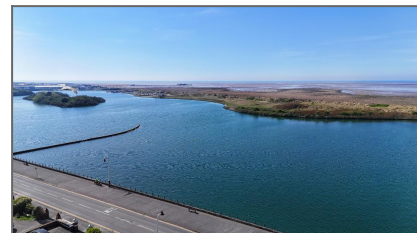
Promenade, PR9 0JJ



**Offers in Region of £180,000 -
Under Offer**

2 bedroom Apartment

- ✓ **Spacious 2 Bedroom Apartment**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Amble Off Road Parking**
- ✓ **4 Piece Family Bathroom**
- ✓ **Well Presented Throughout**
- ✓ **Stunning Marine Lake Views**
- ✓ **Bright Front Reception Room**
- ✓ **Southport Coast Line Location**
- ✓ **EPC Band Rating - 'C'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

**** Stunning Ground-Floor Apartment with Breathtaking Marine Lake & Sea Views ****

Set along Southport's iconic Promenade, this beautifully presented two-bedroom ground-floor apartment boasts spectacular views over Marine Lake and the Irish Sea. Perfectly positioned, you'll have the best of both worlds, peaceful waterfront living while being just a short stroll from Southport town centre, Hesketh Park, and the charming cafés, shops, and attractions of Lord Street. Whether you're enjoying a morning walk along the promenade or dining at one of the many nearby restaurants, this location offers an unbeatable lifestyle.

Situated within a grand and well-maintained period building, the apartment welcomes you with a bright and spacious entrance hallway, setting the tone for the generous proportions found throughout.

An inviting entrance hallway, with ample storage, leads you into this fabulous apartment. The front-facing reception room is flooded with natural light, thanks to a large bay window that perfectly frames the stunning lake and sea views, an ever-changing backdrop to enjoy year-round as well as spectacular sunsets.

The principal bedroom is truly impressive in size, featuring fitted wardrobes and a large front-facing window, allowing you to wake up to breathtaking waterfront scenery. The second bedroom, located at the rear, is another substantial king-sized room with fitted storage, offering ample space for a variety of uses.

The well-equipped kitchen includes integrated appliances, a gas hob, and an electric oven. Positioned beneath the window, the sink offers the perfect excuse to pause and take in the view, washing up might just become your new favourite chore!

The four-piece bathroom is bright and airy, with two windows allowing plenty of natural light. It features a bath, WC, sink, and a separate power shower unit, providing both practicality and comfort.

This exceptional apartment is an ideal opportunity for first-time buyers or those looking to downsize without compromising on space and views. Don't miss out, schedule a viewing today and experience the charm of promenade living for yourself!

Call Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leave Bailey Estates and head down to the village to the beach access roundabout. Take the 3rd exit along the Marine Drive. Continue over '4' Main & mini roundabouts taking the 2nd exit off the 5th main roundabout onto Fairway.



At the junction, turn right where the property will be located on the left hand side, easily identified by a Bailey Estates For Sale board.

Ground Floor

Entrance Hallway - 21' 3" x 4' 9" (6.48m x 1.45m)

Bedroom 1 - 17' 1" x 15' 10" (5.21m x 4.84m)

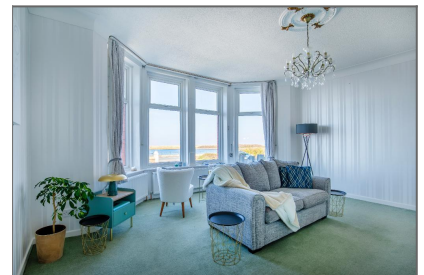
Bedroom 2 - 17' 1" x 11' 2" (5.22m x 3.41m)

Bathroom - 9' 11" x 7' 10" (3.04m x 2.4m)

Inner Hallway - 15' 7" x 3' 4" (4.76m x 1.05m)

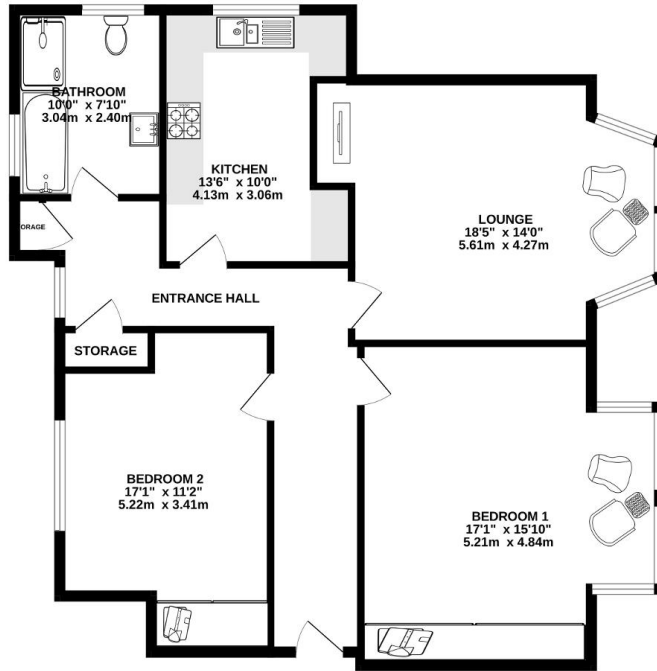
Kitchen - 13' 6" x 10' 0" (4.13m x 3.06m)

Lounge - 18' 4" x 14' 0" (5.61m x 4.27m)



Floorplans

GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Tenure: It's 999 years from 1982 . Fees are £125pcm includes building insurance. Pets are allowed on lease.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.