

To Rent

63 London Street, PR9 0TH



£595 per month - Available

1 bedroom Apartment

- ✓ **1 Bedroom Apartment**
- ✓ **To Let**
- ✓ **Central Southport Location**
- ✓ **Fantastic Transport Links**
- ✓ **First Floor**
- ✓ **Well Presented Throughout**
- ✓ **Close To Local Amenities**
- ✓ **EPC Band Rating - 'D'**



Description

Bailey Estates is pleased to present this 1 bedroom apartment to let on London Street, right in the heart of Southport. This prime location offers an excellent blend of convenience and lifestyle, making it perfect for commuters and those looking to enjoy all that Southport has to offer.

London Street is ideally positioned just a short stroll from Southport town centre, where you'll find a variety of shops, cafes, and restaurants. Southport Railway Station is only a few minutes' walk away, providing direct train links to Liverpool and Manchester, making this property ideal for daily commuters.

Access to the apartment is through a communal entrance, leading you upstairs to the first floor, where this charming one-bedroom apartment awaits.

Upon entry, you're greeted by a hallway, which provides access to all rooms. The bedroom is generously sized and benefits from natural light, creating a bright and welcoming atmosphere. The bathroom is spacious with wc, sink and corner bath perfect for relaxing with the added convenience of a modern shower above.

The heart of the apartment is the open-plan kitchen and living room, a versatile and light-filled space that is perfect for both relaxing and entertaining. The kitchen is thoughtfully designed with integrated appliances, including an electric hob and oven, and makes excellent use of both upper and lower level units for ample storage.

To book your viewing today please call Bailey Estates lettings team on 01704 564163

Location

Leaving Bailey Estates office, head north on Liverpool Road continue over the train tracks then at the second set of traffic lights turn right onto Lulworth Road.

Continue on Lulworth Road until the roundabout where you take the second exit onto Lord Street, continue for approximately 1 mile.

Turn right onto London Square continuing onto London Street, continue straight through the traffic lights, the destination will be on your left opposite Southport train station.

Access to the property is on Wright Street through a white communal front door down the side of The New Southport Tavern.

First Floor

Entrance Hallway - 9' 3" x 3' 2" (2.84m x 0.98m)

Bathroom - 8' 4" x 4' 11" (2.55m x 1.5m)

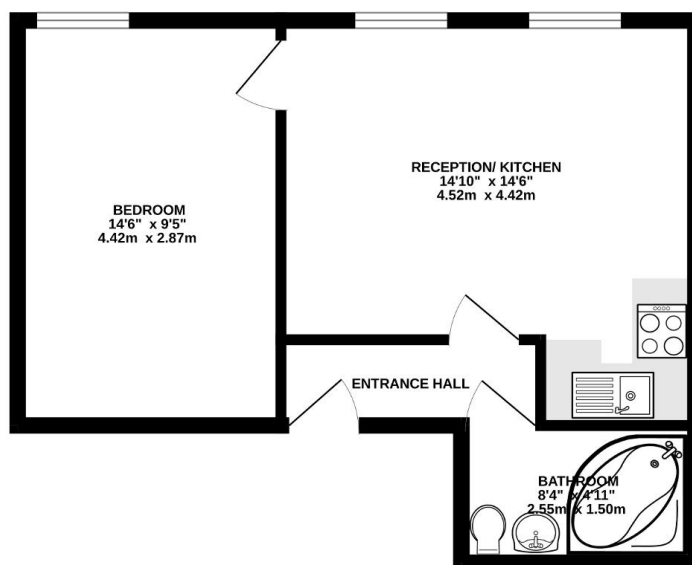


Reception/Kitchen - 14' 9" x 14' 6" (4.52m x 4.42m)

Bedroom - 14' 6" x 9' 4" (4.42m x 2.87m)

Floorplans

FIRST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 393 sq.ft. (36.5 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		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band - A
Local Authority - Sefton Council

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.