

For Sale

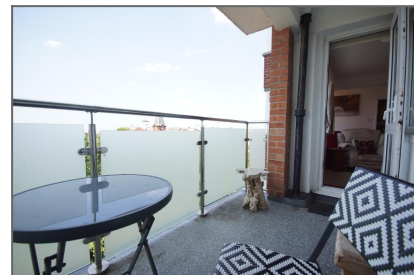
Lord Street, PR8 1PW



£125,000 - Available

2 bedroom Apartment

- ✓ **Two Dbl Bed Apartment**
- ✓ **West Facing Exterior Balcony**
- ✓ **Reception Lounge & Dining Area**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Great Views over Lord Street**
- ✓ **Two Double Bedrooms**
- ✓ **Separate Fitted Kitchen**
- ✓ **EPC Band Rating - 'TBC'**



Description

Step into refined coastal living with this exceptional offering from Bailey Estates – a truly enviable fifth-floor apartment in the highly regarded and purpose-built Viceroy Court. For those seeking a spacious and elevated residence that delivers unrivalled west-facing views over the elegant boulevard of Lord Street in Southport and beyond to the glistening horizon of the Irish Sea, your search ends here. Rarely do properties of this calibre come to market with the added advantage of no onward chain delay, making this an unmissable opportunity for buyers seeking comfort, location, and lifestyle in perfect harmony.

This superbly presented two double bedroom apartment is a showcase of light, space, and functionality. Upon entry, you're greeted by a welcoming and generous hallway that sets the tone for the stylish accommodation to follow. A striking glass partition draws you into a fabulous reception lounge and open-plan dining space, where natural light floods through large windows and doors, creating a bright and sociable atmosphere perfect for relaxing or entertaining. The separate rear kitchen is well appointed with a full suite of sleek storage units and integrated appliances, ensuring both form and function for the modern lifestyle.

Step outside onto the private west-facing balcony to savour golden sunsets over Southport's rooftops and out to sea – a truly special retreat to unwind with a glass of wine in hand as the day draws to a close. Back inside, both double bedrooms are generously proportioned, with the principal bedroom enjoying the added luxury of an en suite shower room. The apartment is further complemented by a spacious family bathroom and benefits throughout from gas central heating and full uPVC double glazing, ensuring warmth, comfort, and energy efficiency.

Located at the heart of Southport's bustling town centre, Viceroy Court offers an exceptional lifestyle for those who appreciate having every amenity on their doorstep. With a secure communal entrance, lift access, and the ultimate convenience of a "lock up and leave" property, this residence is perfectly suited to both permanent homeowners and those seeking a stylish second home by the coast.

Early viewing is strongly recommended to avoid disappointment. Call Bailey Estates today on 01704 564163 to arrange your private tour of this outstanding Southport abode.

Location

Leave Bailey Estates Birkdale office. Head down through the village and turn right at the 2nd set of traffic lights into Lulworth Road. Continue down to the Lord Street roundabout. Take 3rd exit into Wellington terrace and travel along to Viceroy Court approximately 200 yards along on the right hand side. The apartment is located in the north block.



Fifth Floor

Entrance Hallway - 17' 9" x 6' 11" (5.42m x 2.12m)

Reception Lounge - 17' 1" x 11' 3" (5.23m x 3.44m)

Dining Area - 11' 9" x 6' 8" (3.6m x 2.04m)

Kitchen - 11' 9" x 7' 8" (3.59m x 2.37m)

Bedroom 1 - 13' 6" x 11' 3" (4.13m x 3.44m)

En Suite Shower Room - 7' 9" x 4' 1" (2.38m x 1.25m)

Bedroom 2 - 12' 7" x 9' 4" (3.85m x 2.87m)

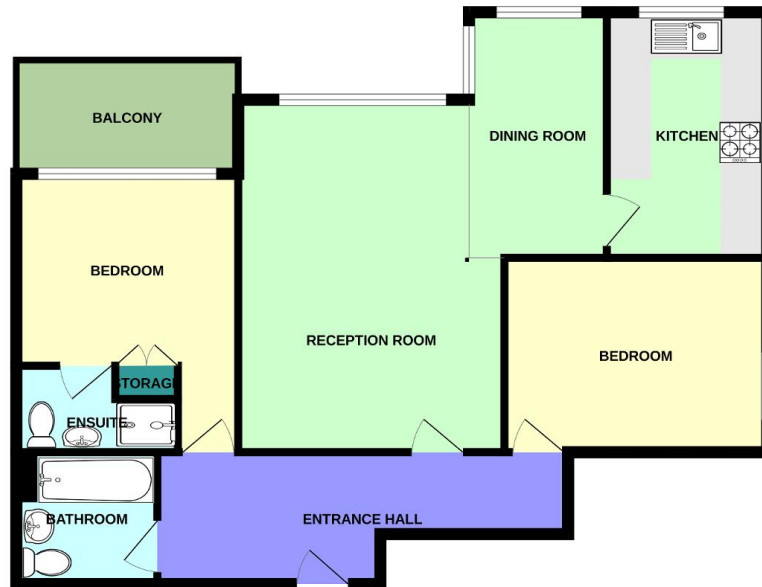
Bathroom - 6' 9" x 6' 3" (2.07m x 1.93m)

Exterior Balcony - 10' 9" x 5' 7" (3.3m x 1.71m)



Floorplans

FIFTH FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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