



Southport: 01704 778668
Ormskirk: 01695 570102
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 845 Sq.ft. (78.54 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor Entrance
Approx. Floor Area 41 Sq.Ft (3.80 Sq.M.)

Approx. Floor Area 805 Sq.Ft (74.74 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 125 years from 1st April 1994
Years Remaining on Lease: 95 years
Service Charge: £0 Buildings insurance - £228 p.a.
Council Tax Band: A
Details Prepared: 06/12/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are delighted to offer this spacious two-bedroom first-floor apartment, nestled within the peaceful, tree-lined Beatty Road cul-de-sac in Southport. Combining generous living spaces with a charming private garden, this property is brimming with potential and offers an excellent opportunity for first-time buyers, down-sizers, or investors seeking a home in a well-connected location.

Accessed via a single flight of residential stairs, the property opens into a welcoming hallway that gives a first glimpse of the apartment's generous proportions. Each room flows easily into the next, creating a layout that is both practical and adaptable. While the property would benefit from a programme of modernisation, its solid foundations and well-maintained structure present an ideal canvas for those looking to add their personal touch.

The main living room is a standout feature, boasting dual aspect windows that provide a bright and airy feel. Its size offers flexibility for a variety of furniture arrangements, whether you envision it as a cosy retreat or a more formal space for entertaining. The adjoining kitchen is well-equipped with a range of wall, base, and tower units, offering plenty of storage and workspace. The current design features integrated appliances and a functional dining area, making it easy to imagine family meals or relaxed breakfasts. While the kitchen would benefit from an update, its layout provides an excellent starting point for modernisation.

Both bedrooms are spacious doubles, neutrally decorated to provide a blank canvas for new owners. Positioned to offer pleasant views of the surrounding area, each room feels tranquil and inviting, with enough space to accommodate a variety of bedroom furniture or even a home office setup. Centrally located, the family bathroom offers a traditional design with a bath, overhead shower, and vanity unit, again presenting opportunities for modernisation to suit contemporary tastes.

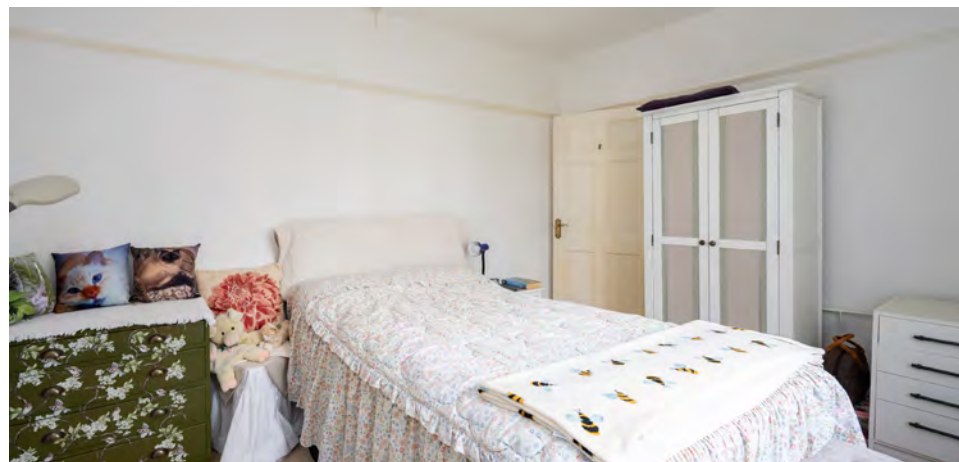
Externally, the property truly shines. The large private garden is a rare find for apartments, offering a peaceful outdoor retreat that is mainly laid to lawn and bordered by mature plants and shrubs. The ample patio terrace is perfect for outdoor gatherings, providing a space to enjoy summer barbecues or quiet mornings with a coffee. This outdoor space enhances the home's appeal, offering both privacy and versatility for gardening enthusiasts or those seeking a low-maintenance but sizeable outdoor area.

Situated within Southport, the property benefits from a convenient location close to an array of local amenities. Nearby, you'll find well-regarded schools, independent shops, and larger retailers, catering to all your daily needs. Southport's vibrant town centre is just a short distance away, offering a wealth of dining options, entertainment venues, and leisure activities. For those who enjoy the outdoors, the area's parks, coastline, and golf courses provide plenty of opportunities to unwind. Transport links are excellent, with nearby train stations and bus routes providing easy access to surrounding towns and cities, making this property an ideal choice for commuters.

This apartment presents a unique combination of spacious living, outdoor appeal, and prime location. With the opportunity to modernise and truly make it your own, it offers exceptional value and a lifestyle that balances comfort with convenience. Viewing is highly recommended to fully appreciate all this home has to offer.

If there are additional details about the lease, service charges, or specific appliances included in the sale, please let us know so we can provide further clarity for potential buyers.





KEY FEATURES

Spacious First-Floor Apartment

Two Bedrooms

Circa 845 Square Feet

Well-Equipped Kitchen

Large Private Garden

Off-Road Parking

Great Location



