



## Sussex Road, Southport, PR8 6DF

£110,000 Share of Freehold

2  1 

### Key Features Include

- ✓ Ground Floor
- ✓ Superb Decor and Finish
- ✓ Two Double Bedrooms
- ✓ Private Patio
- ✓ Contemporary Kitchen
- ✓ Communal Garden

This ground floor apartment certainly does tick all the boxes. Occupying the ground floor of this well maintained Victorian property, and having the benefit from its own Private Patio this is an opportunity not to be missed. Offering light and space throughout and a fabulous mixture of modern style with traditional features.

The accommodation briefly comprises, hallway with remote entry system, modern kitchen with gloss white units, elegant living/dining room, bathroom, large storage cupboard, and two double bedrooms, one with patio door to the rear and one with useful walk in wardrobe. There is double glazing and gas central heating throughout. Beyond the private patio is a well maintained communal garden.

Allocated parking to the front.

## Hallway

Remote entry system, laminate flooring, window to the side aspect. Large built in storage cupboard.

## Lounge 3.99m x 3.77m (13'1" x 12'4")

High ceiling with original coving, dark oak laminate flooring. Bay window to the front aspect.



## Kitchen 2.78m x 2.55m (9'1" x 8'4")

Range of contemporary base and wall units incorporating electric oven and hob with extractor over, stainless steel sink unit, plumbing for washing machine, inset ceiling spot lights, space for fridge/freezer. 'Main Combi Boiler. Square bay window to the side aspect.



**Bedroom One** 2.98m x 3.56m (9'9" x 11'8")

Window to the rear aspect over the garden,  
door to walk in wardrobe.

**Bedroom Two** 2.50m x 3.56m (8'2" x 11'8")

Window and door to the private patio.

**Bathroom** 1.64m x 2.55m (5'4" x 8'4")

Modern three piece bathroom comprising  
bath with electric shower over, glass screen,  
WC, pedestal wash hand basin, ladder style  
radiator, part tiled walls and tiled flooring.

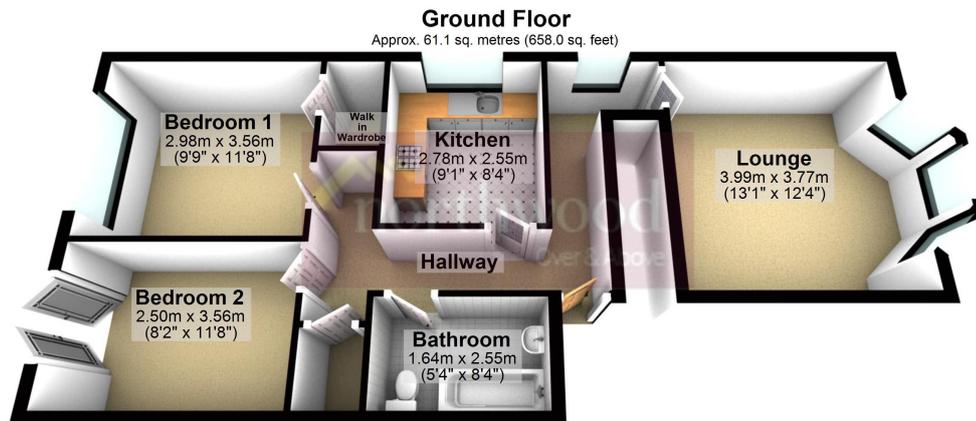


## Patio

Spacious paved patio with steps down to the communal garden well maintained and laid to lawn with mature trees and shrubs.

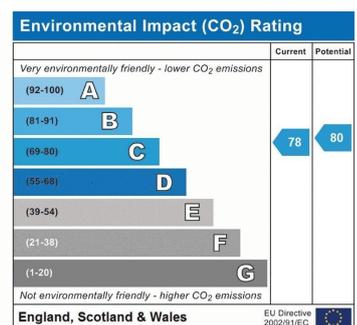
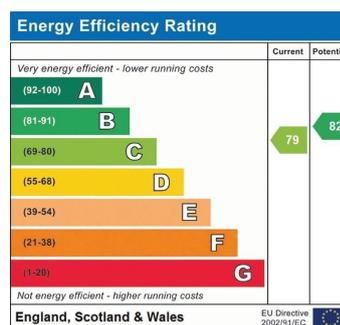
## Parking

Allocated parking space to the front



Total area: approx. 61.1 sq. metres (658.0 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



## Disclosure

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