



4 Marine Gate Mansions

Promenade, PR9 0AU, £425,000

'Subject to Contract'

Occupying an enviable ground floor position within the prestigious Marine Gate Mansions, an elegant Grade II listed residence dating back to circa 1882 and beautifully redeveloped by Blackthorn Homes, Apartment 4 offers an outstanding combination of period grandeur, contemporary luxury and effortless single-level living. Designed for those seeking the convenience and security of an exclusive apartment without compromising on space, the accommodation provides the proportions and privacy more commonly associated with a substantial bungalow. At its heart lies a magnificent open-plan living space, where a beautifully appointed kitchen seamlessly flows into the dining and lounge areas. Large glazed doors open directly onto the apartment's own private landscaped garden, creating a superb indoor-outdoor lifestyle and an ideal setting for entertaining or simply relaxing in complete privacy. The principal bedroom is a luxurious retreat, complemented by its own dressing room and elegant en-suite bathroom, whilst a second double bedroom is served by a contemporary shower room. A separate utility room enhances the practicality of the accommodation. Further distinguishing this exceptional apartment are two secure underground parking spaces, extensive storage facilities and direct courtesy access between the underground parking area and the private garden, offering an unrivalled level of convenience. Perfectly positioned just moments from Southport Promenade, the iconic Lord Street boulevard and the wealth of shops, restaurants and amenities within Southport town centre, this is a truly unique home combining heritage, luxury and an enviable coastal lifestyle.

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Southport's Estate Agent

Communal Entrance Hall

With video control system, stairs and lift to all floors. Two cupboards, one housing gas and electric meters, the other housing the water meter and 'Worcester' central heating boiler system which services the property.

Private Entrance Hall

Tiled flooring recessed spotlighting, security alarm system and video entry phone handset. Door to airing cupboard housing hot water cylinder and further door leads to...

Utility Room - 2.11m x 3.1m (6'11" x 10'2" into recess)

Including a range of base units with wall cupboards and working surfaces, single bowl sink unit with mixer tap and drainer and plumbing for washing machine. Additional wall cupboard with hanging space and part wall tiling. Recessed spotlighting.

Shower Room - 3.3m x 1.63m (10'10" reducing to 6'1" x 5'4" overall measurements)

Attractive modern three piece white suite including step in shower enclosure with glazed shower door, shower seat, tiled recess and thermostatic body jet shower. Vanity wash hand basin incorporating low level WC, tiled walls and flooring. Ladder style chrome heated towel rail to one wall with electric shaver point and extractor fan.

Magnificent Lounge - 6.68m x 11.1m (21'11" x 36'5" overall measurements)

Three double glazed sash windows to side, sash window with double glazed door opens to private enclosed garden. Main reception room incorporates feature flame effect electric fire with marble interior, hearth and sandstone style fire surround. There are a number of wall light points and display shelving to fitted radiator surrounds. Recessed spotlighting. Dining area open plan with...

Breakfast Kitchen - 7.21m x 3.15m (23'8" x 10'4" overall measurements)

Attractive modern fitted breakfast kitchen with a range of base units incorporating cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Partial wall tiling, tiled flooring and integrated appliances to include 'Bosch' four ring gas hob with extractor hood above, electric oven and grill, eve level microwave fridge and separate freezer and dishwasher. Working surfaces also incorporate one and half bowl sink unit with mixer tap and drainer. Recessed spotlighting and separate glazed china cupboards and drawers.

Master Bedroom Suite

Access off entrance hall leads to master bedroom suite which includes...

Master Bedroom - 4.75m x 4.75m (15'7" excluding entry door recess x 15'7")

Feature master bedroom is located to the building turret with double glazed windows and double glazed style sash window with views to a private garden. Recessed spotlighting and opening to...

Dressing Room - 3.35m x 3.48m (11'0" x 11'5")

Fantastic dressing room complete with fitted wardrobes to one wall with vanity mirrored front and internal lighting. There s also recessed spotlighting. Archway giving access to master bedroom and door leads to...

Ensuite Bathroom - 2.39m x 2.59m (7'10" x 8'6")

Four piece modern white suite comprising of low level WC, corner wash hand basin, panelled bath with centre mixer tap and shower attachment with step in shower enclosure with thermostatic style body jet shower. Ladder style chrome heated towel rail to one wall, tiled walls, flooring and extractor fan with recessed spotlighting and electric shaver point.

Guest Bedroom - 4.06m x 4.47m (13'4" overall measurements excluding bay x 14'8" to front of wardrobes)

Double glazed sash style window with view to private rear garden. Built in wardrobes with lights.

Private Garden

Private and enclosed courtyard style garden which is arranged for ease of maintenance with paved patio and loose stone feature also incorporating water feature with ornamental plants and shrubs. Well screened from the road and providing courtesy door to sub terrarium garage level and two additional parking spaces including electric power point which can be upgraded to EV charging. The courtyard also incorporated water tap and separate electric power point.

Maintenance

We understand the day to day running of the development is supervised by 'HHL' and the service charge is payable in the region of £5000 per annum to include building insurance and sinking fund. Subject to formal verification.

Council Tax

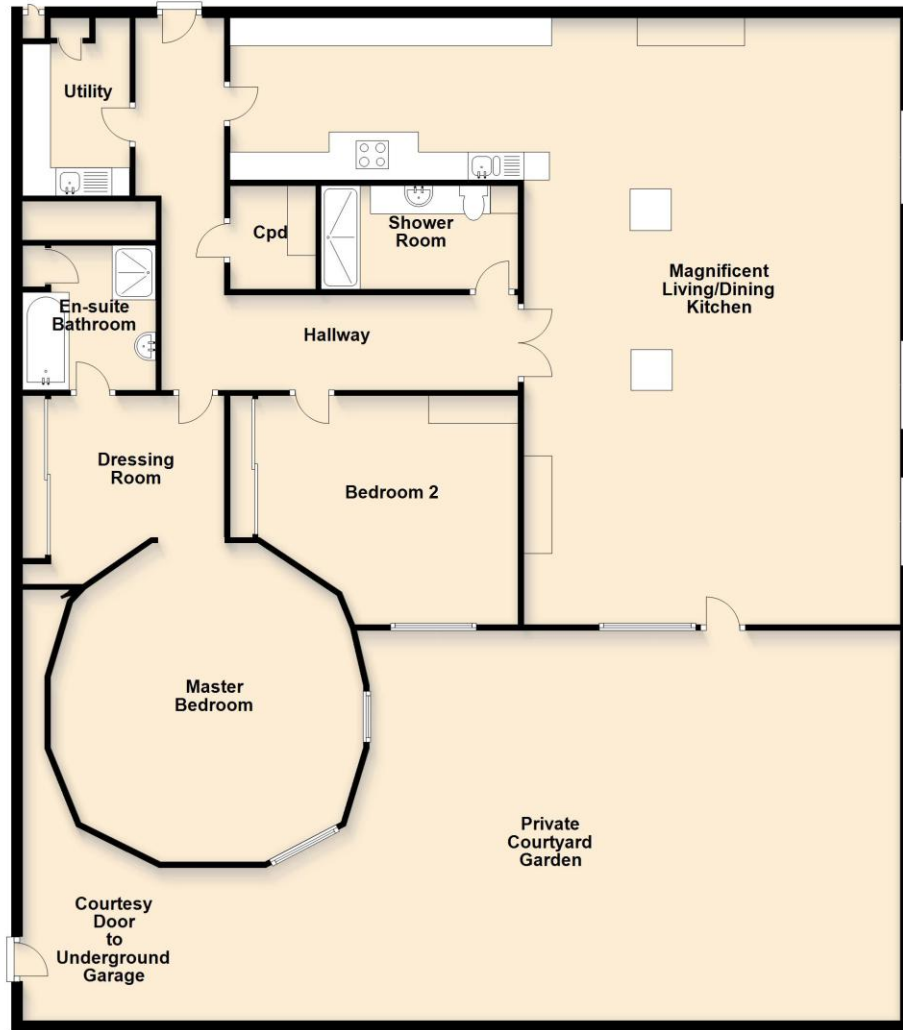
Sefton MBC band F.

Tenure

Leasehold for 999 years from 1 January 1997.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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