



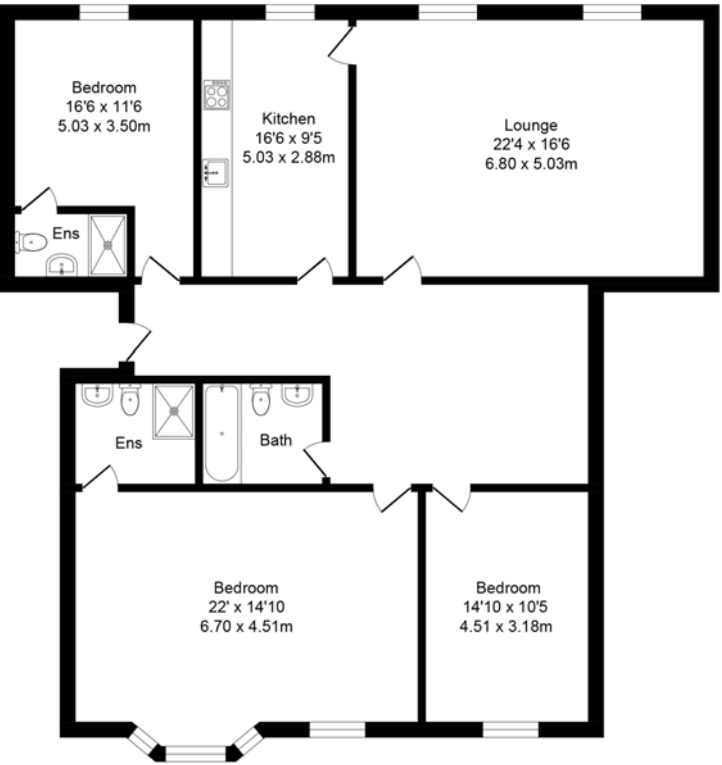
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ARNOLD & PHILLIPS
ESTATE AGENTS

Apt 5, Wybourne Gate, Southport
Total Approx. Floor Area 1653 Sq.ft. (153.6 Sq.M.)

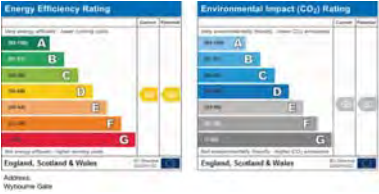
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify the 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.



It is with great pleasure and distinction that Arnold and Phillips exclusively bring to market 'Wybourne Gate' - a luxury development of two and three bedroom houses combined with a sympathetically and masterfully restored 19th century Victorian Villa providing a further Six unique and bespoke apartments, located prestigiously along Westcliffe Road in Birkdale, Southport.

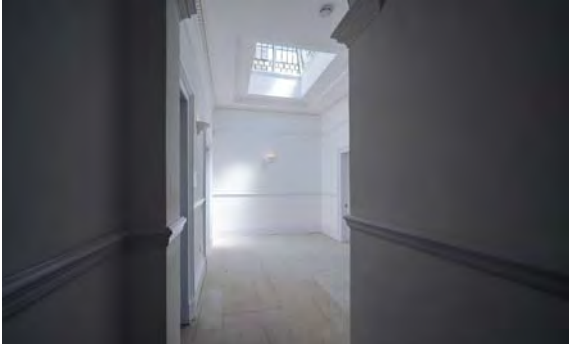
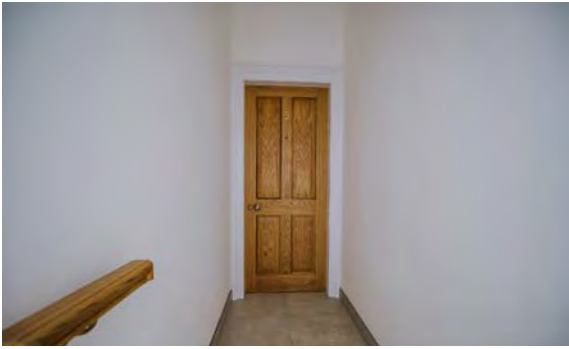
The Grade II listed 'Villa' is a hand crafted selection of one, two and three bedroom bespoke apartments, that masterfully blend the traditional 19th century period features of this intricate and exquisite building, with the contemporary high end fixtures and fittings expected of any modern development.

Envisioned, designed and meticulously constructed by widely celebrated and highly regarded 'Schemeglobal' property developers, no expense has been spared in lovingly and thoughtfully restoring the former glory of the stunning architecture on display throughout this impressive building.

This distinguished apartment is unique in that it is the largest apartment within the main 'Villa' building all to reside on one level. Accessed via the main entrance, one is received into an extensive and beautifully decorated entrance hall, with stunning stained glass lantern roof window allowing an abundance of natural light to flood this open and inviting space.

The property provides an extensive main living room with dual aspect windows and flows through to the large dining kitchen, complete with premium solid surface Quartz work tops, high-end 'NEFF' appliances and plethora of integrated storage units. Clean lines and subtle accents pervades this modern and stylish family kitchen. This property boasts three well-proportioned double bedrooms, with the master and bedroom two both providing lavish en-suite shower facilities. The property is well served by a contemporary and fully tiled family bathroom, comprising designer bath, low-lying WC and vanity wash hand basin.

Extending to an impressive 1,653 square foot of exemplary luxury apartment living and complemented by additional benefits such as masterfully restored sash windows, gas central heating with traditional style radiators, HD vid-com security system and fully operational alarm, internal inspection is highly advised to fully appreciate all on offer within this palatial apartment.





KEY FEATURES

- Unique Apartment
- Three Double Bedrooms
- Two En-Suites
- Circa 1653 Square Feet
- Large Dining Kitchen with Premium Quartz Work Tops
- Extensive Entrance Hall with Stained Glass Lantern Roof Window







THE LUXURY PROPERTY SPECIALISTS

Apartment 5 Wybourne Gate - Westcliffe Road, Southport

A&P

