



24 Beach Priory Gardens, Southport  
Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

£950,000



# 24 Beach Priory Gardens

Southport

Elegant five bedroom residence, spread over three floors offering views over Victoria park. Featuring sun terrace, tiered gardens, double garage and driveway.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spectacular Residence Over Three Floors
- Five Bedrooms
- Two Reception Rooms & Sun Room
- Extensive Kitchen/Dining/Living Space
- Top Floor Self-Contained Suite
- Three Bathrooms & Two W.C.'s
- Central Heating & Log Burners
- Sun Terrace & Tiered Garden
- Spacious Double Garage
- Idyllic Views Over Victoria Park





**FRONT GARDEN**

**REAR GARDEN**

**GARDEN**

**GARAGE**

Double Garage

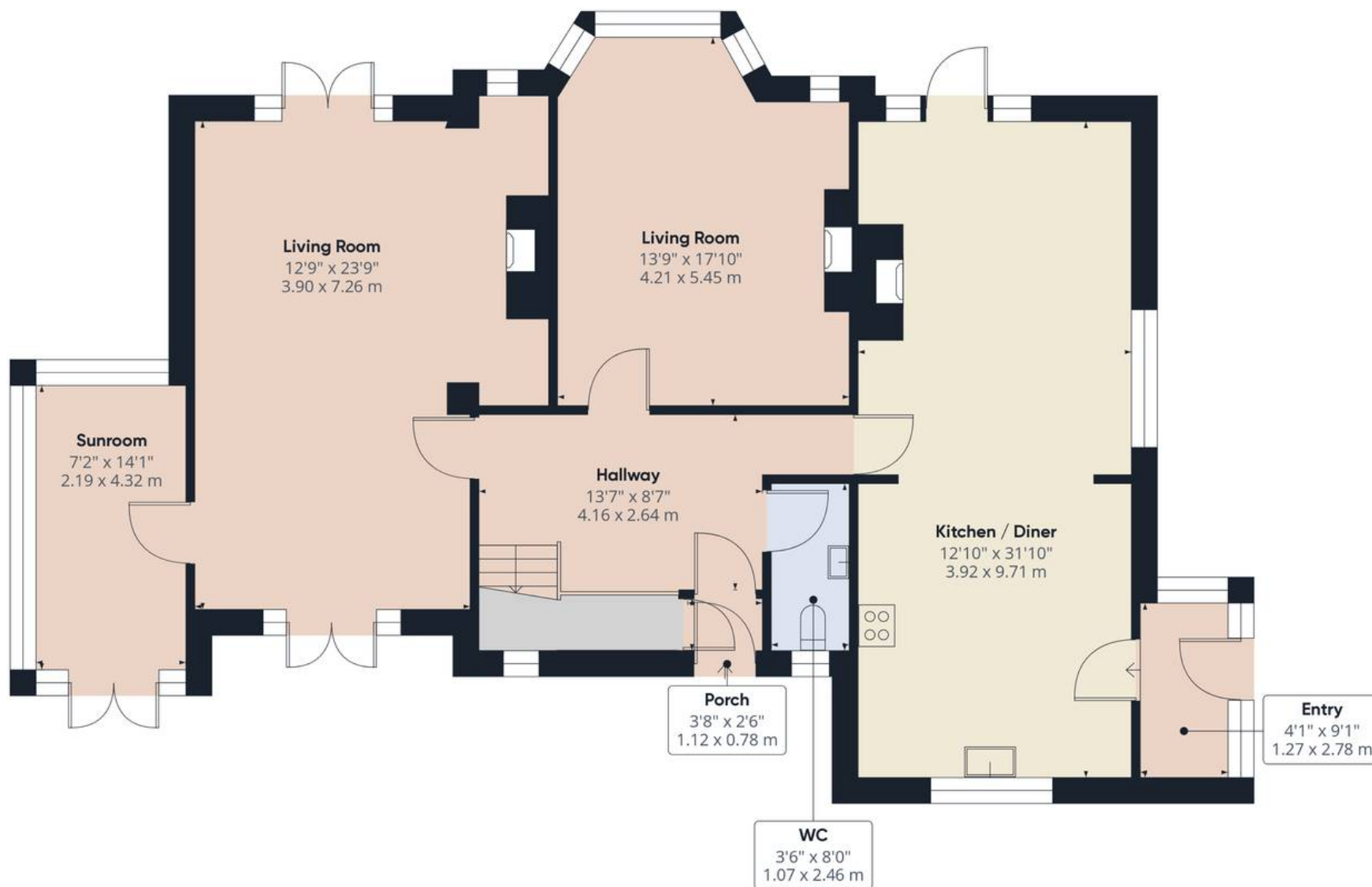
**EV CHARGING**

1 Parking Space

**DRIVEWAY**

3 Parking Spaces





Approximate total area<sup>(1)</sup>

1309.21 ft<sup>2</sup>

121.63 m<sup>2</sup>

(1) Excluding balconies and terraces

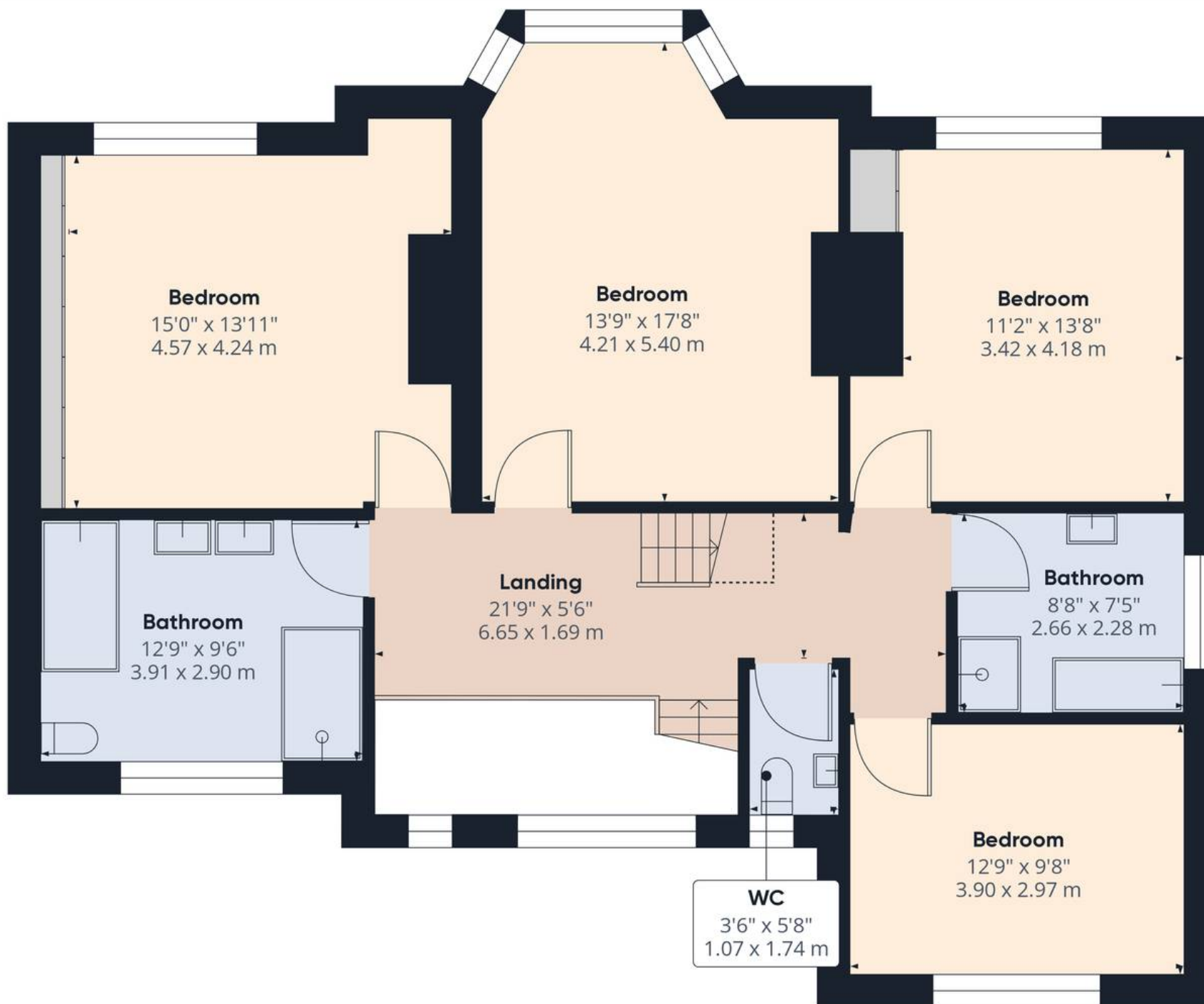
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





Floor 1

**Approximate total area<sup>(1)</sup>**

1114.93 ft<sup>2</sup>  
103.58 m<sup>2</sup>

**Reduced headroom**

12.81 ft<sup>2</sup>  
1.19 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

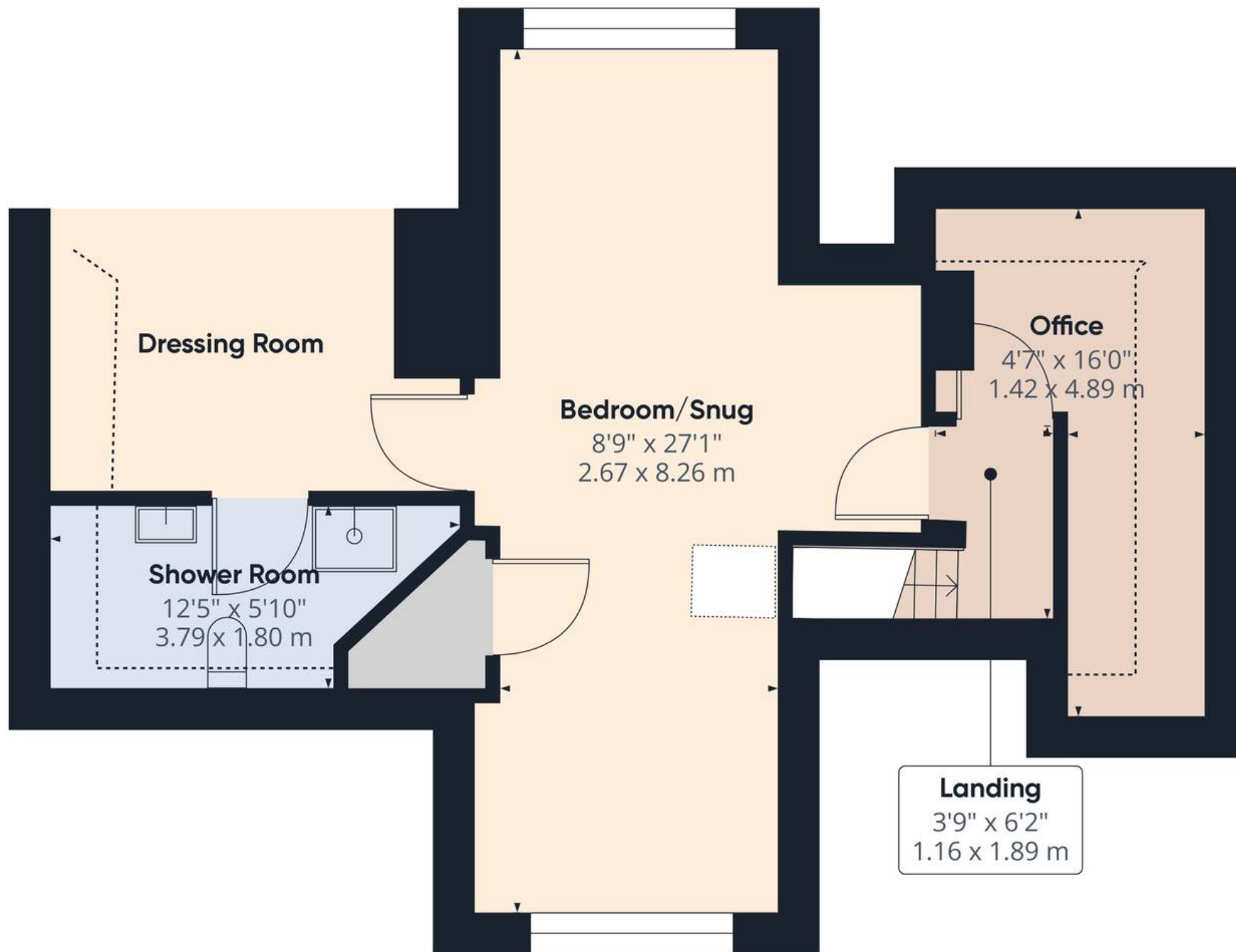
..... Below 5 ft/1.5 m

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Floor 2

**Approximate total area<sup>(1)</sup>**

553.48 ft<sup>2</sup>

51.42 m<sup>2</sup>

**Reduced headroom**

80.94 ft<sup>2</sup>

7.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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## Nicholls and Barnes

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