



136 Sussex Road, Southport  
£435,000

ARNOLD  
& PHILLIPS  
ESTATE AGENTS



# 136 Sussex Road

Southport, Southport

A beautifully finished and well presented, substantial sized 3-bedroom semi-detached family home. Situated within walking distance of both Southport and Meols Cop station, with excellent schools, colleges and local amenities, this property is ideal for families wanting great location, without compromise on design or space.

The reception rooms and hallway boast original Victorian coving and stripped floorboards.

Primary living room- 15'2 x 13'10 (4.63 x 4.24m)

To the first door on your right, you enter the primary living room. With large box window overlooking the beautifully landscaped driveway and working log burner fire.

Secondary Living Room - 12'9 x 11'7 (3.89 x 3.55m)

The rear downstairs room is a secondary living room with working open fireplace.

Kitchen/ Dining room - 21'1 x 18'6 (6.43 x 5.65m)

The end of the hallway hosts the heart of the home. A sympathetically modernised open plan kitchen/dining room. This room can easily host a large ample kitchen storage and high-end appliances and

room can be found off the rear of the kitchen and is internal rear door.

x 3.40m)

en and garden you have a beautifully finished sun of both the kitchen and well-established gardens and family gatherings creating a natural flow for those al and external dining.

ained garden hosts a number of mature shrubs, trees











## 136 Sussex Road

Southport, Southport

- Fully Modernised Semi-Detached Home in Superb Location
- Three Large Double Bedrooms (One With En-Suite)
- Generously Sized Kitchen/Dining Room
- Utility With Downstairs WC
- Two Reception Rooms – The Primary With Log Burner & Secondary With Open Fire
- Converted Loft Room With Ample Storage
- Garage Outbuilding With Separate Storage
- Purpose Built Studio Gym/Office
- Well Established Mature Garden
- Driveway For Multiple Cars

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







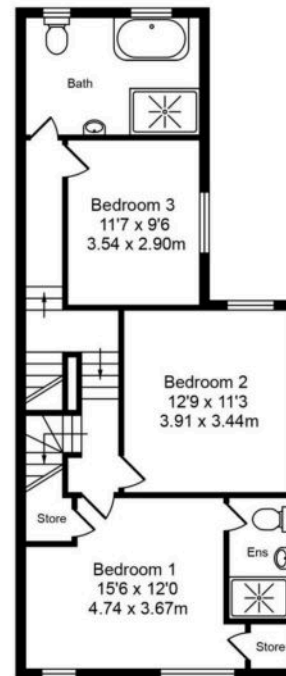
# Sussex Road

Total Approx. Floor Area 2429 Sq.ft. (225.7 Sq.M.)

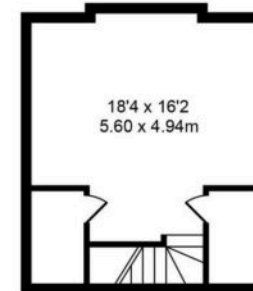
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



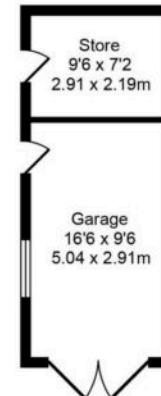
Ground Floor  
Approx. Floor  
Area 1041 Sq.Ft  
(96.7 Sq.M.)



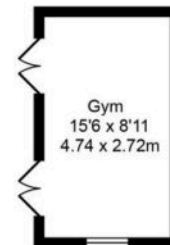
First Floor  
Approx. Floor  
Area 718 Sq.Ft  
(66.7 Sq.M.)



Second Floor  
Approx. Floor  
Area 302 Sq.Ft  
(28.1 Sq.M.)



Garage  
Approx. Floor  
Area 229 Sq.Ft  
(21.3 Sq.M.)



Gym  
Approx. Floor  
Area 139 Sq.Ft  
(12.9 Sq.M.)



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