



Apartment 20  
Marine Gate Mansions | The Promenade | Southport | PR9 0AU

FINE & COUNTRY

# Seller Insight

“ This remarkable, spacious, apartment is part of an inspirational renovation project involving conversion of a Victorian hospital, known in the area for its outstanding architectural style and features, into this delightful development of individual, luxurious, apartments. It enjoys an exceptional location along Southport Promenade and is close to Lord Street, famed for its elegance and charm.

The owners were looking for a new home to provide a relaxed living style, but also one in which they felt totally secure. Knowing the area well and having seen the development taking place, they came to view No.20, and were not only impressed with the quality of the work undertaken, inside and out, but also with its brilliant contemporary design, and knew immediately that this fitted their exacting brief for their requirements. Its convenient location in the town was an added attraction as everything required for day to day living is close at hand. There are excellent restaurants, wine bars and tea rooms in the town with golf clubs being very close, as is access to numerous sport and leisure facilities, including several nature reserves. Travel by public transport to centres such as Liverpool and Chester is extremely easy.

The apartment enjoys its own private entrance with bedrooms and their numerous facilities being on the lower floor. Accommodation throughout is spacious and elegant with a discrete spiral staircase creating a clever connectivity to the main living area, and to the fabulous mezzanine floor.

The main living space is cleverly zoned to provide individual areas for cooking and dining, with a large space for relaxation. The staircase gives access onto the mezzanine floor which is utilised as a separate reception room. The views from this space are outstanding, along the promenade, over to the Cumbrian Hills and even to Blackpool for a grandstand view of the activities that may take place there.

In the grounds there are special spaces to enjoy on sunny days with a central courtyard featuring an impressive water feature. In addition, as the Promenade and Marina are both close, it is a delight to stroll along here to enjoy waterside activities and maybe enjoy a refreshment in any of the close by restaurants.

This is such a brilliant apartment for entertaining, its layout and space have been the venue for many occasions for groups of friends and family.

The owners will be extremely sad to say goodbye to their lovely home and this fabulous area. In addition, one of the owners who had a previous career in security, stresses how utterly safe and secure they have felt whilst living here.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Apartment 20

Offering a simply superb setting on Southport's impressive promenade, Marine Gate Mansions is a stunning development which originally dates back to the late 19th Century and is Grade II Listed. These luxury apartments are set within lovingly landscaped gardens which house an attractive central courtyard complete with beautiful water feature.

The apartment itself provides 2,500 sq. ft. of space with the property having been impeccably preserved and presented by the current owners. It offers its residents the best of both worlds - the original features of a period property combined with the mod cons of a contemporary home.

There is a self-contained entrance hall which leads off to the cloakroom/wc and storage cupboard. Stairs lead to a stylish contemporary kitchen which has a comprehensive range of appliances, work tops and a feature breakfast bar. A particular feature of the property is the grand reception room which offers truly spectacular views over Southport, the Marine Lake and Blackpool beyond. There is a mezzanine level and large storage area.

The master suite is luxuriously appointed and includes a generously proportioned bedroom, dressing room and separate en suite bath and shower room. The guest bedroom also has high end en suite facilities and there is a third bedroom with a separate shower room.

Additional features of the property include secure entry, substantial loft space, secure gated access, two garage spaces and visitor parking.

### Entrance Hall

Solid oak flooring, walk-in cloakroom fitted with shelving, storage cupboard, stairs leading down to living area, hallway to the bedroom suites integrated spot lighting.

### WC

WC, Porcelanosa wall mounted glass wash hand basin with shelving below, part tiled walls, chrome heated tile rail, Amtico flooring, integrated spot lighting.

Grand Reception Room 30' x 13' (9.14m x 3.96m). Impressive reception room with three sash double glazed windows to the front and two sash double glazed windows to the side, solid oak flooring, inset feature remote control living flame gas fire, two vertical radiators, integrated spot lighting.

Mezzanine Lounge - 13'3" x 11'10" (4.04m x 3.6m). Spiral stair case leading to mezzanine with glass balustrade overlooking the grand reception room, solid oak flooring, vertical radiator, concealed access to Loft Room, integrated spot lighting.

### Kitchen Breakfast

Fully fitted Alno kitchen with a range of wall, base, display and drawer units, granite worktops. Integrated AEG oven, AEG microwave, Hotpoint fridge freezer, John Lewis induction hob and hood, Neff dishwasher, Zanussi washing machine, Neff tumble dryer, two pull out pantry cupboards, breakfast bar, vertical chrome radiator. Reflecting part tiled walls, tiled flooring, integrated spot lighting.

### Master Suite - 14'1" x 15'1" (4.3m x 4.6m).

Comprises of Master Bedroom, with two feature character sash windows, en suite bathroom, comprising of four-piece Pergamon white suite including Roca bio-jet Jacuzzi/spa bath, walk-in shower, low level WC, overhead storage cupboards, wall mounted Keuco mirrored vanity cabinet chrome heated towel rail, fully tiled walls. Walk-in wardrobe, fitted with Hammonds hanging, shelving and storage space, integrated spot lighting.







# Step inside

## Apartment 20

Bedroom Two with En suite - 11'5" x 17' (3.48m x 5.18m).  
Double glazed sash window. En suite comprising of three piece white Roca suite, including walk-in shower; low level wc, wash hand basin, vinyl flooring, fully tiled walls, integrated spot lighting.

Bedroom Three 9'1" x 13' (2.77m x 3.96m).  
Sash window overlooking the courtyard, vertical radiator; integrated spot lighting.

Family Bathroom  
Three piece white Roca suite, including shower; low level WC and wash hand basin, vinyl floor; fully tiled walls, heated towel rail, integrated spot lighting

Study Area  
Light and airy space with a fitted bureau.

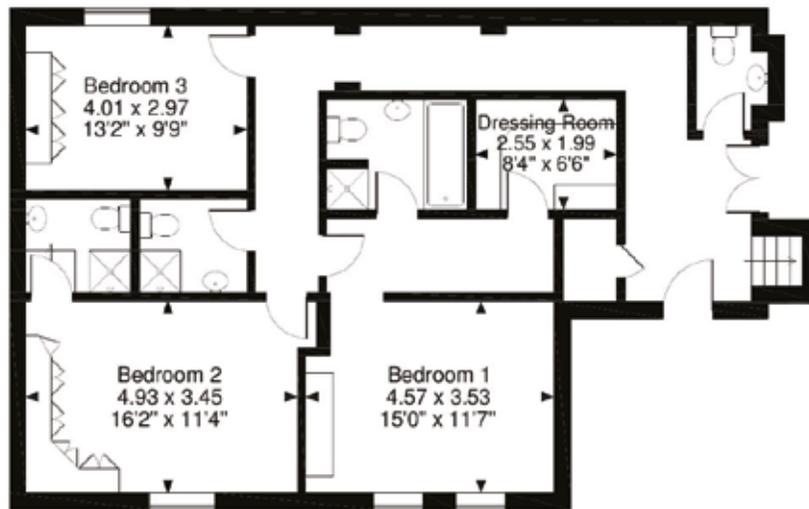
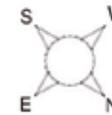
Garages  
The apartment benefits from two underground garages.

Loft Space  
Ideal for a laundry room and work shop.

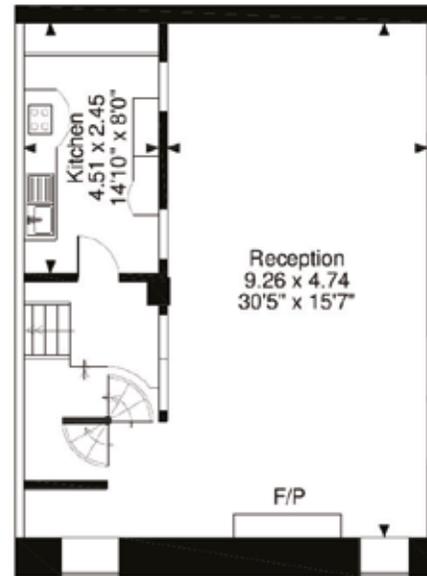
Communal  
Secure electric gated parking for visitors and communal gardens



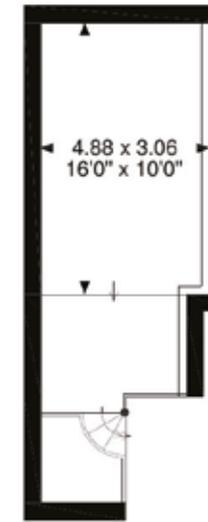
**Marine Gate Mansions, Promenade, Southport**  
**Approximate Gross Internal Area**  
**2011 Sq Ft/187 Sq M**



**Ground Floor**



**First Floor  
Lower Level**



**First Floor  
Upper Level**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8266969/RDG

EPC Exempt

Fine & Country  
Tel: +44 (0)1704 468040  
liverpool@fineandcountry.com  
20 Elbow Lane, Formby, Liverpool L37 4AF

