



**‘Coppleshouse’ 16 Bath Street
Southport, PR9 0DA, £470,000
‘Subject to Contract’**



AI ENHANCED
Chris Tinsley



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

This exceptional opportunity offers a meticulously modernized and improved nine-bedroom guesthouse or hotel, perfectly positioned in the heart of Southport town centre. Just steps from Southport Promenade, the seafront, Lord Street, and excellent commuter links to Manchester and Liverpool, this property blends character with modern efficiency. Boasting approximately 4,086 sq. ft. of internal space, it is offered at £470,000, making it a compelling investment for aspiring hoteliers or portfolio expansion. The ground floor welcomes guests with a spacious reception area, comfortable lounge, and dining space. A well-presented ground floor double bedroom features a modern en-suite. Owners benefit from private accommodation at the rear, including three bedrooms, a shower room, lounge, conservatory, and access to a pristine rear garden with owner parking via secure gates. Across the remaining floors, all guest bedrooms include en-suite shower rooms. Each floor also features a communal kitchen or breakfast area, offering self-catering ease. This property is a standout investment, in the very heart of Southport's vibrant centre. Southport is set to benefit from an exciting £37.5 million government investment following the approval of its Town Investment Plan, submitted in October 2020. One of the largest Town Deals awarded nationally amongst 101 competing towns, the funding reflects strong confidence in Southport's future and the ambitious vision put forward by local businesses, residents and the Town Deal Board. The investment will support major improvements across the town centre and seafront, including enhancements to existing attractions, the creation of new all-weather leisure destinations and the development of enterprise hubs designed to attract and support growing businesses. The regeneration is expected to create over 1,000 permanent jobs, more than 300 construction roles and attract an additional one million visitors to the town each year.

Open Entrance Vestibule

Pillared entrance with twin wall grip and entry phone system. Upvc double glazed and leaded inner door leads to...

Communal Entrance Hall

Midway wall panelling and stairs lead to first and second floor accommodation with handrail, spindles, and newel post. Ornate corbels, coving, and door lead to main guest accommodation and residents' communal lounge. Door with steps also leads down to lower ground floor cellar space via fixed staircase, perfect for additional storage.

Guest Lounge - 5.28m x 4.78m (17'4" into bay x 15'8" into recess)

Upvc double glazed bay window to front, partial wall panelling, and glazed window inset.

Bedroom One - 4.06m x 4.29m (13'4" x 14'1" into recess)

Upvc double glazed window overlooks side courtyard garden. Door leads to...

En-Suite Shower Room/WC - 1.42m x 2.64m (4'8" x 8'8")

Three-piece modern white suite: low-level WC, pedestal wash hand basin with mixer tap, step-in shower enclosure with glazed screen and electric shower. Tiled walls and extractor.

Guest Dining Room - 5.23m x 3.94m (17'2" into door recess x 12'11" excluding bay)

Upvc double glazed and opaque windows to side including bay, glazed mirrored display recess to chimney breast, midway wall panelling, wall light points. Glazed inner door leads to...

Owners' Breakfast Kitchen - 7.09m x 3.91m (23'3" x 12'10" reducing to 8'3")

Opaque Upvc window to side. Extensive base units, wall cupboards, working surfaces with breakfast bar and twin bowl stainless steel sink with mixer tap. Range oven with 5-burner gas hob, space for fridge/freezers, partial wall cladding, tiled flooring, and wall-mounted Worcester combi boiler. Door leads to...

Owners' Accommodation

Inner L-shaped entrance hall. Upvc double glazed door and windows to side courtyard garden, built-in cupboards with working surfaces, plumbing for washing machine.

Owners Lounge - 4.7m x 3.28m (15'5" x 10'9")

Exposed mantelpiece, wall light points, Upvc double glazed sliding patio doors to conservatory.

Bedroom One - 3.2m x 2.74m (10'6" x 9'0")

Upvc double glazed sliding patio doors to conservatory.

Bedroom 2 - 3.38m x 2.13m (11'1" x 7'0")

Upvc double glazed window overlooks side courtyard garden.

Bedroom 3 - 2.87m x 2.44m (9'5" x 8'0")

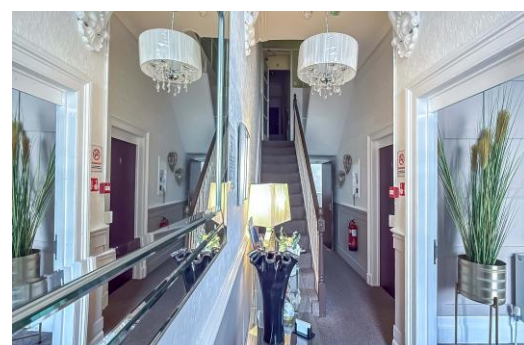
Opaque UPVC double glazed window.

Shower Room/WC - 2.64m x 2.51m (8'8" x 8'3")

Opaque Upvc double glazed window. Three-piece suite: vanity wash hand basin, low-level WC with cupboards below, mixer tap with handheld attachment. Entry-level shower enclosure with retractable shower seat, wall grips and plumbed in shower with handheld shower attachment. Partial wall tiling and panelled ceiling.

Conservatory - 3.38m x 6.22m (11'1" x 20'5")

Upvc double glazed double doors and windows open to garden at rear; sliding patio door leads back to Bedroom One. Multifuel burning stove in one corner.



First Floor

Split-level landing access with concealed staircase to second floor suite of rooms.

First Floor Communal Kitchen - 2.74m x 3.94m (9'0" x 12'11")

Two Upvc double glazed windows, range of base units, single bowl sink, electric oven, 4-ring gas hob, part wall tiling, space for fridge.

Bedroom Three - 2.95m x 3.63m (9'8" x 11'11")

Upvc double glazed window, concertina-style space-saving door to built-in wardrobe, door to...

En-Suite Shower Room - 1.4m x 1.96m (4'7" x 6'5")

Three-piece suite: low-level WC, wash hand basin, step-in shower, tiled walls, extractor.

Bedroom Four - 4.09m x 4.29m (13'5" x 14'1" into recess)

Upvc double glazed window to rear, door to...

En-Suite Shower Room/WC - 0.99m x 2.39m (3'3" x 7'10")

Three-piece suite: low-level WC, pedestal wash basin, step-in shower with glazed door, tiled walls, extractor.

Bedroom Five - 5.26m x 3.94m (17'3" into bay x 12'11" into recess)

Upvc double glazed bay window to front, picture rail, coving, door to...

En-Suite Shower Room/WC - 1.37m x 1.6m (4'6" x 5'3")

Three-piece suite: low-level WC, pedestal wash basin, entry-level shower, tiled walls, extractor.

Communal Kitchen - 3.23m x 1.52m (10'7" x 5'0")

Upvc double glazed window, built-in base units, single bowl sink, electric oven, 4-ring gas hob, extractor, part wall tiling, breakfast bar.

Second Floor

Split-level landing, double glazed skylight, fire escape to neighboring guesthouse.

Bedroom Eight - 4.39m x 3.86m (14'5" x 12'8" into recess)

Upvc double glazed window, built-in wardrobes, panelled ceiling, door to...

En-Suite Shower Room/WC - 2.54m x 1.52m (8'4" x 5'0")

Opaque UPVC double glazed window, three-piece suite: low-level WC, wash basin, step-in shower, tiled walls.

Bedroom Nine

Occupied, no measurements available at this time.

Communal Kitchen - 3.38m x 2.34m (11'1" x 7'8")

Upvc double glazed window, built-in base units, single bowl sink, gas hob, electric oven, part wall tiling, space for fridge/freezer.

Outside

Off-road guest parking to front, block-paved steps to raised seating area, secure gated side access via courtyard garden with astro turf. Paved access to side with composite gated owner's driveway off Gordon Street. Steps lead to enclosed courtyard with slate, astro turf lawn, fenced, not overlooked.

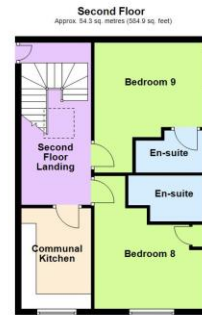
Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band..... This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.





Total area: approx. 322.8 sq. metres (3474.5 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.