



## 30 Hilbre Court South Parade, West Kirby

£525,000 Freehold



Arguably one of the best positions within the development • Uninterrupted views across the Dee Estuary, Marine Lake and North Wales • Fully renovated to an exceptional high specification • Stunning open-plan kitchen/dining/living space with balcony • Principal bedroom with private balcony and walk-in wardrobe • Ground floor bedroom with modern en-suite

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### Stunning Home with Uninterrupted Estuary Views!

Occupying what is undoubtedly one of the finest positions within Hilbre Court, this exceptional home has been fully renovated by the current owners to an incredibly high specification throughout. Boasting breathtaking, uninterrupted views across the Dee Estuary, the Marine Lake and towards North Wales, this is a rare opportunity to acquire a truly special coastal property.

The property also enjoys a private section of outdoor space overlooking the sailing club, perfectly positioned to take in the ever-changing waterfront scenery.

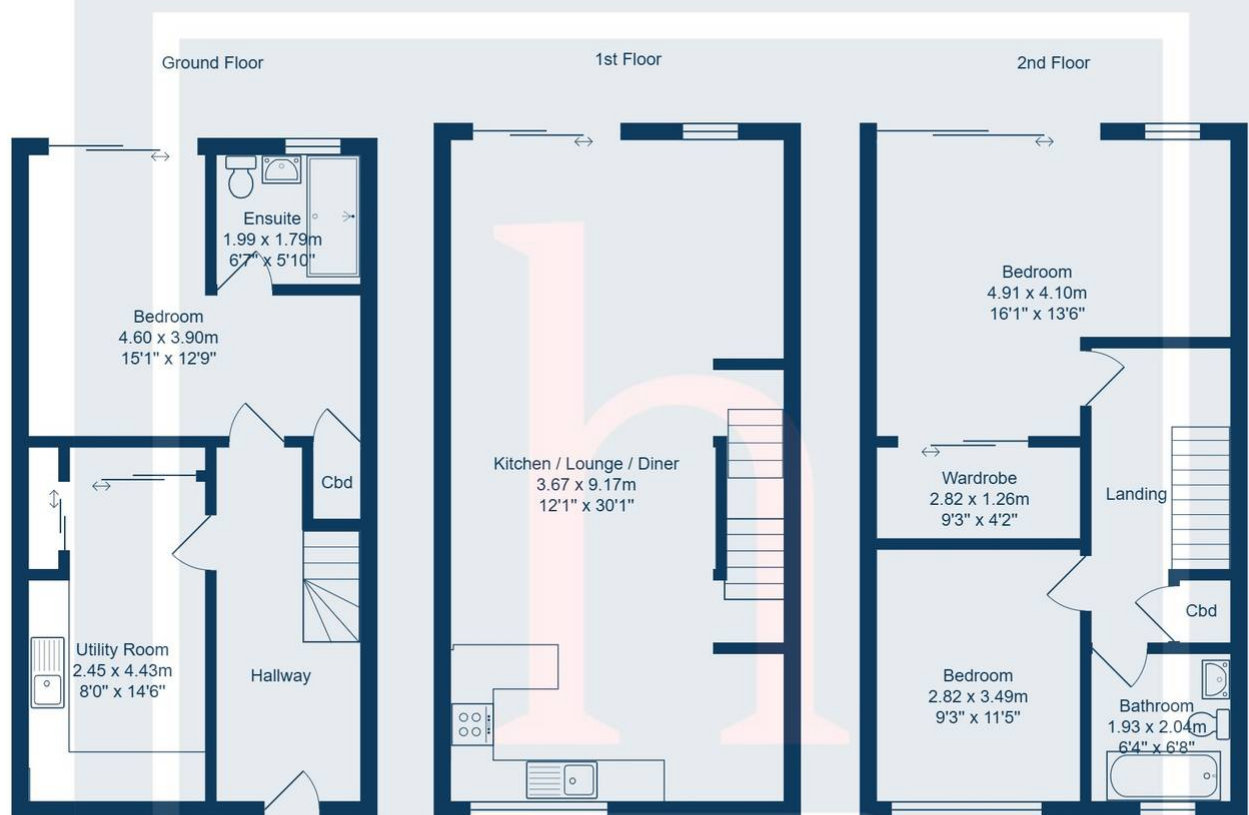
The ground floor offers a beautifully inviting entrance hallway, and the current owners have smartly reconfigured part of the former garage to create a practical utility room. A fabulous ground floor bedroom with a modern en-suite bathroom provides flexible accommodation, ideal for guests, multi-generational living or those seeking ground floor facilities.

To the first floor, the home truly comes into its own. A stunning open-plan kitchen, dining and living space has been designed to maximise both natural light and the spectacular views, with sliding doors opening onto a balcony that perfectly frames the estuary and Welsh hills beyond.

The second floor comprises two further double bedrooms. The impressive principal bedroom benefits from its own private balcony, again enjoying incredible views, and the current owners have cleverly added a walk-in wardrobe to enhance the luxury feel. A further spacious double bedroom completes the upper floor accommodation.

Externally, the property benefits from off-road parking, along with valuable visitor parking — a rare advantage in central West Kirby.

This wonderful home represents the perfect lifestyle move, with all of West Kirby's shops, cafés, restaurants and train station quite literally on your doorstep. Early viewing is essential to fully appreciate the standard of finish, outstanding views and unrivalled position on offer. Please contact Home Estate Agents to arrange your viewing.



Total Area: 128.5 m<sup>2</sup> ... 1384 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.