

FOR SALE



Ground Floor Maisonette, Sea View Road, Falmouth
Guide Price £400,000


MARTIN&CO

Ground Floor Maisonette

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- HIGHLY DESIRABLE LOCATION
- STUNNING VIEWS
- BEAUTIFUL PRIVATE GARDEN
- CENTRAL FALMOUTH
- WALKING DISTANCE TO BEACHES

Located close to Gyllyngvase beach in the centre of Falmouth, this is a rare opportunity to purchase a spacious three bedroom ground floor maisonette with stunning views across a private established garden towards Falmouth bay.

This exceptional property is located on the highly sought-after Sea View Road, around a 2 minute drive or an 11 minute walk to Gyllyngvase Beach.

The ground floor maisonette is part of a semi-detached property which has been divided into just 2 flats (a ground floor and an upper maisonette) which share the Freehold and the front driveway is shared between these two properties, with a parking space for one car each as well as a storage shed each.

The rear garden has been comfortably split into two with the garden for the ground floor maisonette accessed from the



generous sized private patio which has steps leading down to the enclosed tropical garden.

The two maisonettes share the freehold of the building.

The ground floor maisonette has both a front and side entrance, with the front entrance leading into an entrance hall, off which is a spacious eat-in kitchen and a utility room.

There is a hallway beyond which leads to a large lounge which has sliding glass doors onto the patio at the rear. The room has fantastic proportions and enjoys the benefit of a high level of natural light as well as stunning and unadulterated tropical views across the gardens to Falmouth Bay.

The next room is the principal bedroom which is a stunning large room with a bay window looking out to the rear patio and gardens, again benefitting from a wonderful level of natural light, a high ceiling and far-reaching views. Large, fitted wardrobes provide ample storage space.

The second bedroom is a smaller, double bedroom and there is also a shower room located on this level.

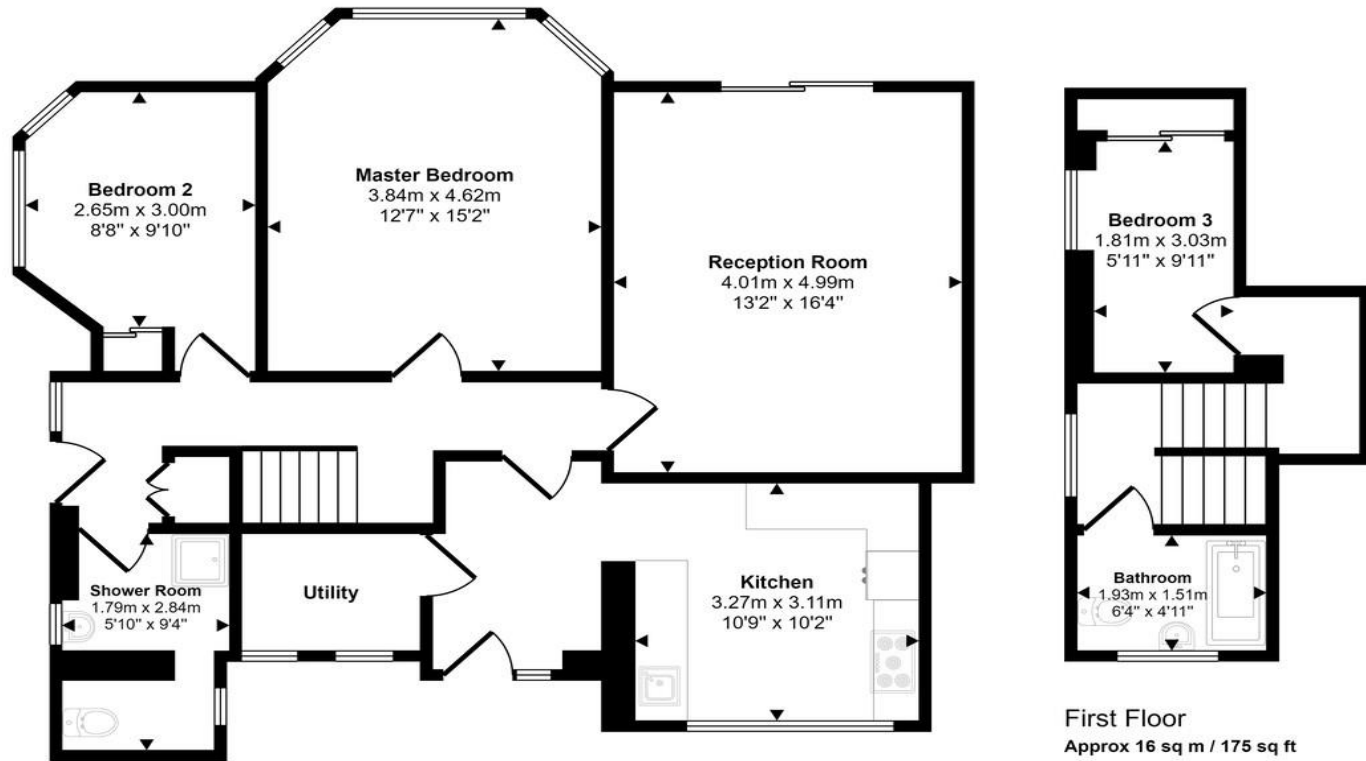
Stairs lead up to a bathroom on the half landing which has a bath with shower over as well as a sink and a WC. The half landing has a lovely distant view of the sea and then the stairs continue up to a landing and a third, single bedroom on the first floor, which again has a lovely distant sea view and would make a very nice study.

The property has been a cherished home for many years and would now benefit from some updating. This is an opportunity not to be missed!

Gas Central Heating
EPC - D
Council Tax Band - C



Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 83 sq m / 899 sq ft

First Floor
Approx 16 sq m / 175 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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