

Blue Seas, Sea View Terrace,  
Newlyn, Penzance, TR18 5PE



Marshall's

ESTATE AGENTS

















**BLUE SEAS, SEA VIEW TERRACE, NEWLYN, PENZANCE, TR18 5PE**

**GUIDE PRICE £299,000 FREEHOLD**

A unique opportunity to purchase a third of an acre plot and three bedroom bungalow, overlooking Newlyn Harbour with outstanding views across Mount's Bay.

**\* NO ONWARD CHAIN \* THREE BEDROOM DETACHED BUNGALOW \***

**\* PANORAMIC VIEWS ACROSS HARBOUR TOWARDS PENZANCE AND MOUNT'S BAY \***

**\* 1/4 ACRE PLOT \* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* COUNCIL TAX BAND = D \* EPC = D \* APPROXIMATELY 82 SQUARE METERS \***

**\* POTENTIAL PLANNING SUBJECT TO NECESSARY CONSENT \***

**\* PARKING FOR SEVERAL VEHICLES \***

Set within a elevated position above the harbour in Newlyn and enjoying spectacular views across the aforementioned harbour, across Mount's Bay and towards St Michael's Mount is this detached three bedroom bungalow offered for sale with no onward chain. The property which is in need of refurbishment throughout is set within large established gardens and has huge development potential subject to necessary planning permissions. The accommodation, in brief, comprises of three bedrooms, bathroom, lounge, dining room and kitchen. There is parking for several vehicles to the side of the bungalow and carport. A viewing is fully recommended to appreciate the position of this gem of property set within Newlyn.

UPVC DOUBLE GLAZED DOOR INTO THE:

**PORCH:** 10' 2" x 4' 5" (3.10m x 1.35m) UPVC double glazed windows to two sides, multi pane wooden door into:

**HALLWAY:** Radiator. Door to:

**BEDROOM ONE:** 12' 5" x 11' 3" (3.78m x 3.43m) Double glazed window to front with views into Newlyn Harbour across to Penzance and beyond, radiator.

**BEDROOM TWO:** 10' 7" x 10' 2" (3.23m x 3.10m) Double glazed window to front enjoying the aforementioned views, built in wardrobe, radiator.

**BEDROOM THREE:** 12' 6" x 8' 5" (3.81m x 2.57m) Double glazed window to rear, cupboard housing gas combination boiler.

**BATHROOM:** Double glazed window to rear, panelled bath with electric shower over and tiled surrounds, wall mounted wash hand basin, low level WC, radiator.

**LOUNGE/DINING ROOM:** 17' 3" x 14' 2" (5.26m x 4.32m) Double glazed bay window to front with beautiful views across the garden into Newlyn Harbour towards Mount's Bay and St Michael's Mount, further UPVC double glazing windows to front and side, two radiators, loft access. Doors to:

**KITCHEN:** Double glazed window to side, fitted with a range of base and wall units with worksurfaces over, cupboards and drawers below, spaces for oven and fridge, stainless steel double sink and drainer with cupboards below, sliding door to pantry cupboard, radiator, UPVC double glazed door to:

**REAR PORCH:** Two wooden part obscured glazed sliding window, sliding doors giving access to rear and side, further door to:

**UTILITY ROOM:** 6' 6" x 6' 3" (1.98m x 1.91m) Wooden glazed window to side, low level WC, wall mounted wash hand basin, space for washing machine.

**OUTSIDE:** The property is accessed over a driveway with parking for several vehicles, given access to the carport which is 12' 5" x 8' 5" (3.78m x 2.57m), paved patio area to the front of the bungalow and extends to full width and from here the views across Newlyn Harbour, Mount's Bay towards St Michel's Mount and The Lizard can be enjoyed, sitting area giving access to WORKSHOP: 10' 8" x 7' 0" (3.25m x 2.13m), enclosed courtyard to the rear with outside tap. The main feature of the property are the attractive front and side gardens with an array of mature shrubs and flowers along with seating area. Leaning away from here, pathway extends along the lower side of the grounds giving access to green houses and further sloped garden areas that are bordered by mature trees, bushes and walkways.

**SERVICES:** Mains water, gas, electric and drainage.

**DIRECTIONS:** From Penzance proceed to the fishing village of Newlyn, passing the fish market and turn right into Trewarveneth Street, at the end of the street bear left and continue into Gwavas Road whereby Sea View Terrace will be found on your left hand side.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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