



4 Sea View Terrace, Newlyn,
Penzance, Cornwall, TR18 5PE

 Marshall's
ESTATE AGENTS







4 SEA VIEW TERRACE, NEWLYN, PENZANCE, CORNWALL, TR18 5PE

GUIDE PRICE £410,000 FREEHOLD

*** TWO BEDROOMS * USEFUL ATTIC ROOM ***

*** LOVELY SEA VIEWS ACROSS MOUNT'S BAY TO ST MICHAEL'S MOUNT AND BEYOND ***

*** LIVING / DINING ROOM * BESPOKE KITCHEN * UTILITY ROOM * CLOAKROOM ***

*** FIRST FLOOR BATHROOM * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * GOOD DECORATIVE ORDER THROUGHOUT ***

*** MANY PERIOD FEATURES ***

*** LOVELY TERRACED GARDENS TO THE FRONT WITH A GOOD DEGREE OF PRIVACY ***

*** CENTRAL POSITION * EPC = D * COUNCIL TAX BAND = B ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

An extremely well presented two bedroom charming character cottage with a useful attic room located in a prime position having panoramic sea views over Mount's Bay across Newlyn harbour to St Michael's Mount and beyond, offered for sale in good order throughout. The property has had little to no expense spared in creating a contemporary modern feel yet retaining many original features throughout and taking full advantage of the sweep of Mount's Bay. A particularly attractive feature is the open plan living area which has a large picture window opening to a bespoke kitchen with feature central work station. On the first floor there are two good size bedrooms along with a luxury bathroom and stairs to a useful attic room with exposed beams and granite wall, again taking full advantage of the sea views. The garden to the front has been well planned having been terraced to two levels with an area laid to lawn, a summerhouse and a raised sun terrace again with good sea views. To the rear of the property there is a courtyard with steps rising to the rear access lane. As Sea View Terrace is centrally located within this popular village it is conveniently placed for most local amenities, we would highly recommend an early appointment to avoid disappointment.

ENTRANCE HALL: With mosaic tiled floor, dado rail. Glazed pine door to:

LOUNGE / DINING ROOM: 21' 9" x 14' 5" narrowing to 11' 0" (6.63m x 4.39m - 3.35m) Double glazed picture window taking full advantage of the stunning sea views over Newlyn harbour across Mount's Bay to St Michael's Mount and beyond, period style fireplace with log burner, engineered oak flooring.

DINING AREA: Open granite fireplace with tiled hearth flanked by pine cupboards and shelving, tiled flooring, UPVC double glazed window to the rear, understairs storage cupboard, two period style radiators. Opening to:

KITCHEN: 12' 5" x 9' 5" (3.78m x 2.87m) Central work station with large Butler sink, bespoke units with solid wood work surfaces, integrated dishwasher, built in oven with integrated fridge below, tiled flooring, UPVC double glazed window, beamed ceiling, pine shelving, period style radiator.

UTILITY ROOM: 13' 1" x 4' 7" (3.99m x 1.40m) Twin bowl Villeroy and Boch Butler sink with cupboards under, solid wood work surfaces, plumbing for washing machine, space for fridge or freezer, double glazed Velux window, recessed area, period style radiator.

CLOAKROOM: White suite comprising low level w.c. with concealed cistern, double glazed Velux window.

STAIRS FROM DINING AREA TO:

FIRST FLOOR LANDING: Exposed pine floorboards, dado rail, built in linen cupboard with small radiator.

BEDROOM ONE: 14' 6" x 10' 10" (4.42m x 3.30m) UPVC double glazed windows with lovely sea views over Mount's Bay and Newlyn harbour to St Michael's Mount and beyond, exposed floorboards, cast iron fireplace with pine surround, picture rail, sunken spotlights, period style radiator.

BEDROOM TWO: 12' 0" x 9' 0" (3.66m x 2.74m) Period style cast iron fireplace with carved surround, engineered oak flooring, UPVC double glazed window to the rear, radiator.

BATHROOM: White suite comprising low level w.c., bath with shower over, vanity unit with wash hand basin and cupboards below, low level w.c., double height ceiling, built in glazed cupboard with pine surround, UPVC double glazed window, sunken spotlights, period style radiator and towel rail.

STAIRS FROM LANDING TO SECOND FLOOR

ATTIC ROOM: 16' 4" x 14' 4" maximum (4.98m x 4.37m) Restricted head height in places, radiator, fully carpeted, double glazed Velux window taking in the full sweep of Mount's Bay, exposed granite to one wall, exposed beams, good size storage area.

OUTSIDE: The gardens lay predominantly to the front of the property taking full advantage of the sea views over Mount's Bay, being terraced with an area laid to lawn and a summerhouse along with a paved terrace with well stocked flower borders, outside tap. To the rear of the property there is a courtyard with steps rising to the service lane behind.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: Via What3Words ///cupboards.headed.asked

AGENTS NOTE: We checked the phone signal with Vodafone which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. There is a pedestrian right of way across the front of the properties for the adjoining properties.

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

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01736 756627

Lettings
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