



Pebbles, 4 Gwithian Sands Chalets,  
52 Upton Towans, Hayle,  
Cornwall, TR27 5BL















**PEBBLES, 4 GWITHIAN SANDS CHALETS, 52 UPTON TOWANS, HAYLE, CORNWALL, TR27 5BL**

**GUIDE PRICE £220,000 FREEHOLD**

**\* DETACHED HOLIDAY CHALET \* TWO BEDROOMS \***

**\* OPEN PLAN LIVING / KITCHEN / DINING ROOM \***

**\* MODERN SHOWER ROOM \* RAISED DECKING AREA \* USEFUL STORAGE SHED \***

**\* OCCUPANCY RESTRICTED TO 1ST MARCH TO 31ST OCTOBER \***

**\* EASY ACCESS TO THE TOWANS \* VIEWING HIGHLY RECOMMENDED \***

**\* EPC = F \* APPROXIMATELY 42 SQUARE METRES \***

**\* COUNCIL TAX = RATED FOR BUSINESS USE \* CASH PURCHASE ONLY \***

Located in the sought after Gwithian Sands Chalet site, this recently renovated holiday bungalow offers the perfect blend of comfort, style, and investment potential. Featuring two well appointed bedrooms, a modern shower room, and a bright open-plan living, kitchen, and dining area, this turnkey property is fully furnished and ready to let or enjoy as your personal coastal holiday retreat.

**DOOR TO:**

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:**

**KITCHEN / DINING AREA:** 9' 7" x 8' 5" (2.92m x 2.57m) Range of base units with work surface and tiled splashback over, single bowl stainless steel sink unit with mixer tap and drainer, fridge/freezer, electric oven and hob with glass splashback, double glazed window to the rear.

**LIVING AREA:** 14' 1" x 9' 3" (4.29m x 2.82m) Double glazed patio doors and windows to the decking area, wall mounted electric heater.

**INNER HALL:** Built in storage cupboard housing the hot water system.

**BEDROOM ONE:** 9' 2" x 9' 0" (2.79m x 2.74m) Double glazed windows to the front and side, wall mounted electric heater.

**BEDROOM TWO:** 9' 4" x 9' 1" (2.84m x 2.77m) Double glazed windows to the rear and side, wall mounted electric heater.

**SHOWER ROOM:** 5' 6" x 5' 5" (1.68m x 1.65m) Corner shower cubicle with sliding doors, low level w.c., wash hand basin with drawers under, double glazed window to the rear, shaver socket, panelling to dado height and tiling over.

**OUTSIDE:** 29' 5" x 5' 8" (8.97m x 1.73m) To the front of the property there is a raised decked area ideal for al fresco dining with gates to either side. To the side of the property there is a useful storage shed and an outside tap to the rear.

**TENURE:** The property is freehold, the properties on Gwithian Sands have occupancy restricted to 1st March to 31st October for overnight occupancy, however the owner may visit in daylight hours throughout the year for maintenance.

**CHARGES:** Management fee: £770.62

Electricity: By a coin meter

Pets are allowed on site.

**AGENTS NOTE:** The property is constructed of timber. We checked the phone signal with EE which was adequate. We understand from the owners that they have WiFi connected via the site.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in an easterly direction and at the double mini roundabouts take the first exit towards Upton Towans. Proceed through Upton Towans and around the left hand bend taking the left turn into Atlantic Coast Holiday Park. Follow the road around to the right taking the left turn in to the main entrance of Gwithian Sands Chalets whereby the property can be found on your right 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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