



Marshall's
ESTATE AGENTS



5 Brighton Terrace, Morrab Road,
Penzance, Cornwall, TR18 4HB







5 BRIGHTON TERRACE, MORRAB ROAD, PENZANCE, CORNWALL, TR18 4HB

£365,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * KITCHEN/DINING ROOM ***

*** CLOAKROOM * FAMILY BATHROOM ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * SOLAR PANELS ***

*** BALCONY * ENCLOSED TERRACED GARDEN * PARKING SPACE ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

*** GOOD DECORATIVE ORDER * QUALITY FIXTURES AND FITTINGS THROUGHOUT ***

*** GOOD POSITION * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = B * COUNCIL TAX BAND = D * APPROXIMATELY 91 SQUARE METRES ***

A chance to acquire an extremely well presented three bedroom terraced townhouse, which was built a few years ago to a high standard and really needs to be viewed internally to appreciate to the full. The property has spacious well proportioned accommodation throughout, which would make an ideal family home, being so conveniently placed within the centre of Penzance, just off the promenade and a short walk to the main town. The quality throughout is of a high standard and there is a private terraced courtyard to the rear, offering a good degree of privacy. The property is in a quiet area of town and has one reserved parking space. Brighton Terrace is just off the promenade, being just a short walk to most amenities, along with Penlee Park and Morrab Gardens, and due to the popularity of properties in this location, we recommend an early appointment.

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL:

LIVING ROOM: 12' 10" x 12' 2" (3.91m x 3.71m) Into double glazed bay window, TV point, engineered oak flooring with underfloor heating.

KITCHEN: 12' 2" x 10' 10" (3.71m x 3.30m) Stainless steel sink unit with cupboard below, extensive range of fitted wall and base units, ample worksurfaces and power points, concealed worktop lighting, built in Neff oven, integrated dishwasher, fridge and freezer, engineered oak flooring with underfloor heating, double glazed window overlooking the courtyard, sunken spotlights, door to courtyard.

CLOAKROOM: White suite comprising low level WC with concealed cistern, wash hand basin, engineered oak flooring, double glazed window, plumbing for washing machine.

Stairs from the entrance door to:

FIRST FLOOR LANDING:

BEDROOM TWO: 13' 1" x 8' 6" (3.99m x 2.59m) Into double glazed bay window, laminate flooring, underfloor heating.

BEDROOM THREE: 10' 10" x 8' 6" (3.30m x 2.59m) Double glazed window, laminate flooring with underfloor heating.

From landing, stairs rising to:

BEDROOM ONE: 12' 2" x 10' 6" (3.71m x 3.20m) Laminate flooring with underfloor heating, double glazed window and double doors to:

BALCONY: Glimpses of St Michael's Mount, views towards Newlyn, glass and chrome.

DRESSING AREA: 6' 11" x 5' 11" (2.11m x 1.80m) Access to:

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle with chrome fittings and sliding glazed door, low level WC with concealed cistern, wash hand basin, tiled flooring with underfloor heating, double glazed Velux window, chrome towel rail.

OUTSIDE: To the rear of the property is an enclosed terraced courtyard garden with decked area with steps down to further courtyard area offering a good degree of privacy. To the front of the property there is a small paved area and access to own parking space.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///earlobe.treaties.picturing

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block under a slate roof. There is a maintenance fee of £387 per annum for the communal areas, path and driveway.

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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