



Sunny Glow, 89 Gwithian  
Towans, Gwithian Hayle,  
Cornwall, TR27 5BU







**SUNNY GLOW, 89 GWITHIAN TOWANS, GWITHIAN HAYLE, CORNWALL, TR27 5BU**

**GUIDE PRICE £525,000 FREEHOLD**

A two bedroom detached chalet in this popular location, within easy walk of the beach. We strongly recommend an early appointment to view.

- \* TWO BEDROOMS \* SUN ROOM \* LOUNGE \* KITCHEN \* SHOWER ROOM \***
- \* SECOND SITTING ROOM \* SEA VIEWS \* PRIVATE PARKING \* VIEWING ESSENTIAL \***
- \* EPC = G \* COUNCIL TAX BAND = A \* APPROXIMATELY 66 SQUARE METRES \***

This two bedroom detached chalet on Gwithian Towans with private parking and sea views and views towards Godrevy Lighthouse, between other properties. Retaining many original features throughout and within easy walking distance of the stunning Gwithian Towans, perfect for surfing, exploring and walking. Adjoining the National Trust Land, an area of unspoiled area of natural beauty.

Stable door to the:

**SUN ROOM:** 18' 7" x 6' 2" (5.66m x 1.88m) With wooden flooring, apex ceiling, Velux roof light, sea glimpse between the properties in front. Opening to the:

**LOUNGE:** 13' 11" x 8' 0" (4.24m x 2.44m) With apex ceiling with beams, wooden flooring, circular window to the sun room, wood burner on slate hearth.

**KITCHEN:** 11' 3" x 9' 0" (3.43m x 2.74m) Wooden flooring, windows to the side and rear, door to the rear, range of base cupboards, stainless steel sink with mixer tap and drainer, plumbing for the washing machine, space for the fridge, electric oven, bottled LPG gas hob.

**SECOND SITTING ROOM:** 12' 2" x 7' 9" (3.71m x 2.36m) With apex ceiling, double doors to the front, Velux window, from the doors there is superb views to Godrevy Lighthouse, wooden flooring, door to:

**BEDROOM ONE:** 12' 11" x 10' 5" (3.94m x 3.17m) Wooden flooring, apex ceiling, Velux window and mezzanine storage area, window to the rear.

**BEDROOM TWO:** 9' 11" x 6' 9" (3.02m x 2.06m) Window to the rear and side.

**SHOWER ROOM:** 6' 10" x 5' 9" (2.08m x 1.75m) With electric shower, low level WC, wash hand basin, high ceiling, Velux window, complementary tiling, extractor fan.

**OUTSIDE:** To the front of the property there is a small parking space, garden laid to lawn with fence boundary to one side, with several plants and shrubs. To the rear there is a small paved area with hedge surround and bamboo.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) should be available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of wood under a tiled roof.

**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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