

## Chatsworth Way, Carlyon Bay, St Austell - Moments from the Beach! Offers In Region Of £485,000



Exceptional Detached 3 Bedroom Coastal Bungalow | No Onward Chain | A Rare Opportunity in Sought-After Carlyon Bay | Huge Plot – Endless Potential | Generous and private plot | Expansive enclosed rear garden and mature front lawn | Large garage and extensive off-road parking | Quiet, prestigious setting in Carlyon Bay | Just a 15-minute walk to Carlyon Bay Beach and coastal path | Close to Charlestown's historic harbour and amenities | Exceptional development or renovation potential | Rare opportunity in a hugely desirable location | Useful cellar/storage area with power, and lighting. Houses the combi boiler, includes built-in units and a sink, and while it has restricted head height, it's ideal for additional storage or utility use | Charming sunroom/porch – Bathed in natural light and enjoying a southerly aspect, provides a peaceful spot to relax and take in the sunshine! |

## athomecornwall.co.uk

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At Home Cornwall Ltd Company Reg: 12746530

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Exceptional Detached Coastal Bungalow with No Onward Chain
- Expansive enclosed rear garden and mature front lawn
- Just a 15-minute walk to Carlyon Bay Beach and coastal path
- Exceptional development or renovation potential
- Rare opportunity in a hugely desirable location

- Generous and private plot in a quiet, prestigious setting in Carlyon Bay
- Large garage and extensive off-road parking
- Close to Charlestown's historic harbour and amenities
- Charming sunroom/porch enjoy a southerly aspect, provides a peaceful spot to relax and take in the sunshine!
- Useful cellar/storage area with power, and lighting. Houses the combi boiler, includes built-in units and a sink, and while it has restricted head height, it's



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