

£32,500 Leasehold



574 Chy- an -mor, Perranporth, Cornwall
TR6 0AQ



PROPERTY DESCRIPTION

A fantastic opportunity to purchase one of these sought after holiday homes located on the Perran Sands holiday complex. This particular property is a wider ABI Ambleside unit that measures 40' x 13', the unit is located in arguably one of the most sought after locations on the development. The properties situation providing stunning un-interrupted sea and coastline views from both the living space and the decked terrace.

Internally there is a lovely triple aspect open plan living area that provides both living and kitchen areas. The living area is flooded with natural light and enjoys un-interrupted views to the sea. The living area also features French doors that open directly on to the decked terrace. The kitchen area is fitted with a range of modern units with integrated appliances. The property also provides two bedrooms that both benefit from fitted furniture. The master bedroom being a spacious double bedroom that further benefits from an en-suite shower room.

Externally the decked rear terrace provides stunning views to the sea, this area being a fantastic place to just sit and relax or to enjoy a meal whilst taking in the views. The development also provides direct access to the coast paths and Perranporth beach. The day to day amenities on Perran Sands include indoor and outdoor swimming pools, restaurants, mini market and surf shack.

Ideally located for the North coast and the surfing beaches, with direct access to Perranporth beach. If you are looking for a holiday property to potentially use yourself that could also provide an additional income from letting then a viewing of this property is very highly advised.

FEATURES

- Stunning Position
- Perran Sands Holiday Site
- Amazing Sea Views
- En-Suite Master Bedroom
- Sought After Position
- Open Plan Living Space
- Use Of Leisure Facilities
- Walking Distance Of Beach





ROOM DESCRIPTIONS

Open Plan Living Space

6.32m x 3.71m (20' 9" x 12' 2") A stunning light and airy living space that enjoys the benefit of being triple aspect and enjoying un-interrupted sea views over the dunes to the rear. This lovely space having windows to either side and French doors that open to the rear onto the enclosed decked terrace that once more enjoys simply stunning sea views over the dunes.

The living area has focal point fire surround with inset electric fire, two radiators, tv point, vaulted ceiling, open access through to the kitchen area.

The kitchen area comprises a comprehensive range of modern fitted units with working surfaces over and integrated appliances. Double glazed windows to either side, fitted stainless steel oven with hob over and cooker hood above, integrated fridge freezer, integrated washing machine, fitted eye level stainless steel microwave, inset sink and drainer unit, oak effect flooring, space for dining table, vaulted ceiling and door through to the hallway.

Decked Sun Terrace

A stunning full width enclosed decked terrace that enjoys simply stunning views to the rear over the dunes to the sea beyond, timber handrail with inset glass panels. The decked terrace also returns around the side of the unit to a gated entrance point.

Hallway

Door from the kitchen area, doors that provide access to the two bedrooms and main shower room.

Bedroom One

3.76m x 2.51m (12' 4" x 8' 3") A spacious master bedroom that is set to the rear of the home, this bedroom being comfortably large enough to house a king size bed. Double glazed window set to the side, range of fitted bedroom furniture that provides useful hanging and storage space, tv point, radiator, ceiling spotlights. The bedroom also provides a deep 'L' shaped storage cupboard to one side.

En-Suite Shower Room

A modern fitted shower room that is set to the rear of the bedroom. a suite that comprises a good sized shower enclosure with chrome mixer shower over, low level w.c, pedestal wash hand basin with chrome tap, wall mounted cabinet over, double glazed window to the side, radiator, extractor fan.

Bedroom Two

2.59m x 1.96m (8' 6" x 6' 5") A good sized second bedroom that provides space for two single beds, double glazed window to the side, range of fitted furniture to two wall, these providing useful hanging and storage space, radiator.

Shower Room

A modern white suite that comprises a generous shower enclosure with chrome shower over, vanity wash hand basin with cupboards under, low level w.c, extractor fan, fitted cupboard to one wall housing the gas boiler, double glazed window set to the side.

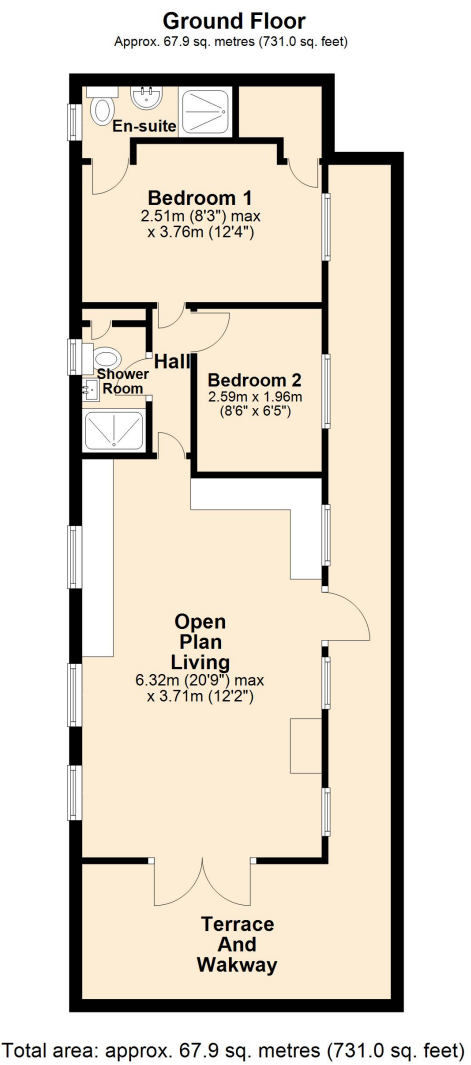
Additional Information

Site Fees- 2025 £7355.00 (Reviewed Annually Every Nov)

Non Domestic Rates- 2025 £367.00

Water And Sewerage -2025 £595.30

FLOORPLAN



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