



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR1130790

£595,000

22 Sea View Crescent,  
Perranporth, Cornwall, TR6 0FN

**FREEHOLD**



**A 3/4 bedroomed detached reverse level modern home set towards the end of this highly regarded crescent with a delightful far reaching outlook over the town, along the beach and the coastline beyond. Offered for sale in exemplary order with enclosed gardens, carport and 2 sun balconies.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, utility room, principal bedroom with en-suite, 2 double bedrooms, family bathroom.

**First Floor** Landing, cloakroom/wc, kitchen, living room, sitting room/bedroom 4, 2 balconies.

**Outside** Split level fully enclosed rear garden with patio area and raised lawn. Carport.

### **DESCRIPTION**

22 Sea View Crescent is a superbly appointed, reverse level contemporary coastal home offering far reaching village, beach and coastal views in this highly regarded crescent on the outskirts of Perranporth.

The accommodation is arranged over two levels with off-road parking and carport to the front. The house benefits from both underfloor and radiator heating and is impeccably presented throughout.



From the entrance there is a good sized hallway with separate utility room. The principal bedroom has a range of fitted wardrobes and a fully appointed en-suite shower room. There are two further double bedrooms, one with outlook over the front towards the sea and Perranporth beach, and these bedrooms are served by a family bathroom with a white suite.

To the first floor there is a part-vaulted landing with a cloakroom/wc to one side. The main living room is an absolute delight being dual aspect with sliding patio doors out onto the broad sun terrace and taking in some very good views out over Perranporth and to the sea and coast beyond. This room opens into the kitchen which is a beautifully appointed space with comprehensive range of mocha gloss fronted units and a range of appliances by Hotpoint and Neff. To the front of the house there is further sitting room/bedroom 4 which again is a dual aspect room with doors out onto the main sun terrace and again takes full advantage of the views.

To the outside and to the front of house is the driveway with parking for one vehicle which leads to the carport. There is a side pedestrian gate which leads around to the side of the house and the rear garden which is arranged on two levels. Immediately adjoining the house is a broad and fully width patio with steps leading up to the area of lawned garden. This garden is fully enclosed to all sides by timber fencing.



## **LOCATION**

Perranporth is a popular coastal town close to Truro and is at the head of Perran Sands Beach, one of Cornwall's longest open sandy expanses with a mix of sand dunes and cliffs at its rear. The beach is popular with surfers and kite surfers and is manned by lifeguards throughout the summer season. Perranporth has a great range of shops, a doctors, chemist, bank and restaurants, and has become increasingly popular for both visitors and locals alike in recent years. On the hillside above the property is the championship links course of Perranporth which is regarded as a challenging test but enjoys some of the most breathtaking views from any golf course in the area.

A few miles away is the equally sized and very characterful village of St Agnes with steep Victorian streets which tumble down the hillside to Trevaunance Cove and sea. St Agnes

has a further range of shops, restaurants, inns and facilities. Perranporth is also one of the closest beachside towns to the north coast of Truro, Cornwall's capital city, offering the widest range of facilities in the county and also with a mainline railway station linking Truro to London Paddington.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Covered entrance leading to door with large, glazed side panel opening into:-

**ENTRANCE HALL** Radiator, timber flooring, inset ceiling spotlights, understairs storage cupboard. Doors to:-

**PRINCIPAL BEDROOM – 11'5" x 7'7" to wardrobe fronts** A comprehensive range of fitted wardrobes with sliding opaque mirrored doors and built-in storage cupboards, radiator, window with shuttered blinds overlooking the rear garden. Door to:-



**EN-SUITE SHOWER ROOM** Large walk-in shower cubicle, low level wc and wash hand basin built into a vanity unit. Heated towel rail, ceiling spotlights, contrasting tiled floor and walls, frosted glazed window.

**BEDROOM 2 – 11'9" x 9'10"** Fitted range of opaque mirror fronted wardrobes, fitted unit with drawers, radiator, window with shuttered blinds overlooking the rear garden.





**BEDROOM 3 – 11'7" x 9'** Range of fitted opaque mirror fronted wardrobes, fitted drawers, radiator, window overlooking the front with blinds and outlook towards the sea and Perranporth beach.



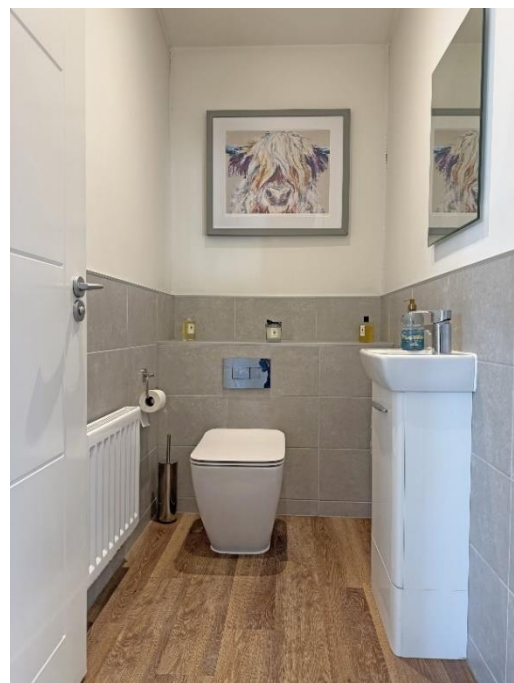
**FAMILY BATHROOM** A white suite with panelled bath with shower attachment and screen, low level wc and wash hand basin built into a vanity unit. Contrasting floor and wall tiles, heated towel rail, ceiling spotlights.

**UTILITY ROOM** Space and plumbing for washing machine and tumble dryer, worksurface and fitted cupboards, ceiling spotlights.

From the hall, a turning staircase with half landing with window to the side, opens to the:-

### FIRST FLOOR

**PART-VAULTED LANDING** Radiator. Doors to:-

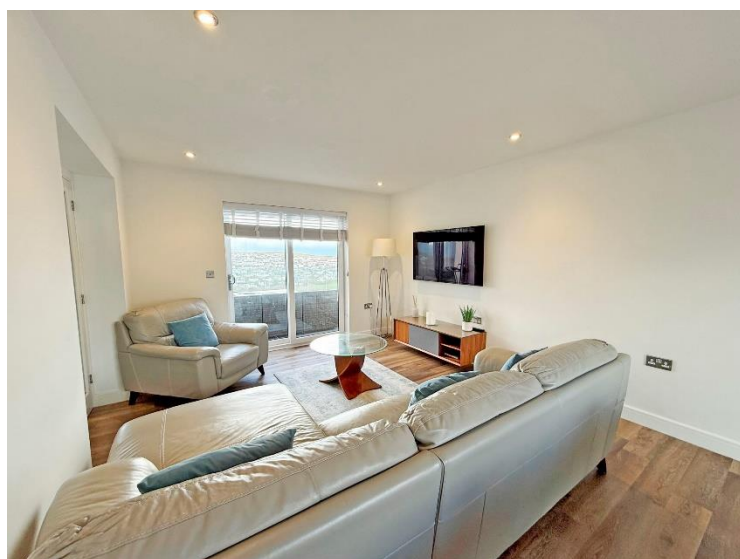


**CLOAKROOM / WC** Comprising low level wc in vanity unit, wash hand basin with vanity cupboard, radiator, ceiling spotlights.

**SITTING ROOM / BEDROOM 4 – 14'1" x 11'9"** A dual aspect room with, to the seaward side, sliding patio doors out onto the sun balcony taking advantage of the delightful views out over Perranporth, the beach and along the coastline with large picture window to the front overlooking the countryside, town and sea to one side. Fitted cupboards and storage. Timber floor.



**KITCHEN – 11'7" x 11'1"** A beautifully appointed kitchen with a comprehensive range of mocha gloss fronted units, worksurface, 1½ bowl inset sink unit with mixer tap, window overlooking the rear garden, Hotpoint four ring gas hob with Hotpoint extractor over, Neff double oven and grill, inset fridge-freezer, dishwasher. Opening into:-



**LIVING / DINING ROOM – 19' x 11'6"** A dual aspect room with sliding patio doors out onto the sun balcony with views out over Perranporth and large sliding patio doors out onto the rear sun terrace with views overlooking the garden, timber floor, inset ceiling spotlights. Double doors out onto the landing.

### OUTSIDE

Partially covered driveway with parking for two vehicles, area of lawn to one side and side gate to the rear garden. External shower, tap and power points.





Side gate with paved pathway to rear paved patio. Timber staircase up to area of lawn which is fenced to three sides.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR6 0FN.

**SERVICES** Mains water, drainage, electricity and propane gas. Underfloor and radiator heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceed into Perranporth on the B3284 Liskey Hill, as you continue down the hill passing Bolingey Road on the right hand side take the turning into Sea View

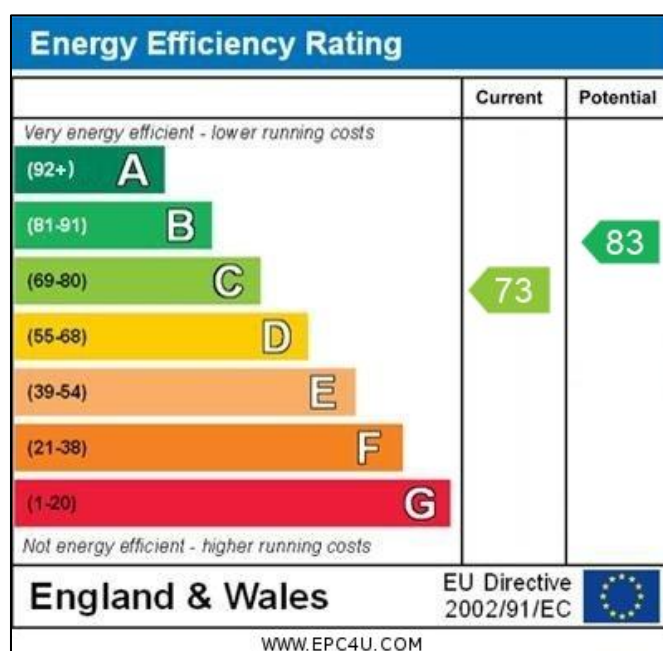
Crescent, following the road around to the left and No. 22 will be seen towards the end of the crescent.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

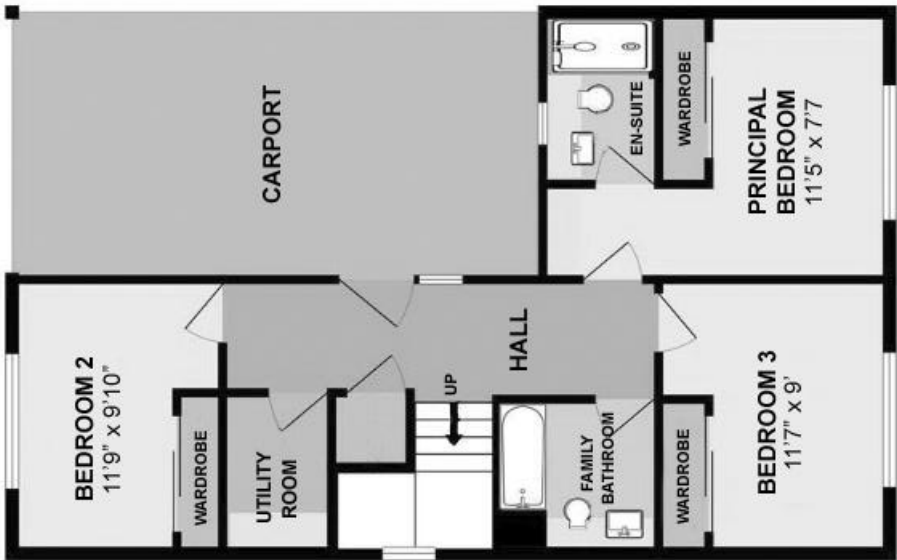




Not to scale – for identification purposes only.



First Floor



Ground Floor

Total approximate floor area: 1,510sq.ft.



