

20 SEA ROAD, CARLYON BAY, ST AUSTELL, PL25 3SF



An individual style 3/4 bedroom detached split level bungalow with no ongoing chain, set within one of Cornwall's most coveted private coastal roads with magnificent views over surrounding countryside and St Austell Bay.

Accommodation Comprises:- Hallway, spacious lounge/diner, sun lounge/conservatory, kitchen, inner hall, three bedrooms, two shower rooms (One on each floor), first floor sitting room/bedroom four, double glazing (Where stated), gas central heating, part electric heating, garage, large horseshoe driveway, generous front garden, extensive mature rear garden with raised patio area and a timber summerhouse.

£850,000

SITUATION

The property is situated on a prestigious and private coastal road (Sea Road) within easy reach of local restaurants, a spectacular clifftop golf course, scenic coast paths and Carlyon Bay beach. Just a short walking distance is the historic Port of Charlestown with its impressive harbour, shipwreck museum, shops, pubs and restaurants. St Austell town centre lies just a few miles away, offering a wide range of shopping, educational and recreational facilities including a mainline train station. Schooling is also well catered for within the immediate area at both Primary and Secondary level.

ACCOMMODATION (All sizes approximate):-

Entrance

Obscure double glazed front entrance door opening into:-

Hallway

Radiator. Telephone point. Access to loft space. Multi-pane door opening into:-

Lounge/Diner

25' 11" x 12' 5" (7.89m x 3.78m) (Maximum) Attractive fireplace with fitted coal effect gas fire. TV aerial point. Two radiators. Two windows to rear elevation with superb views. Double glazed window to side elevation. Multi-pane door into kitchen. French doors opening into:-

Sun Lounge/Conservatory

23' 8" x 7' 8" (7.22m x 2.34m) Double glazed floor to ceiling windows to rear elevation with superb views. Double glazed sliding patio doors to either side. Tiled floor.

Kitchen

15' 9" x 8' 0" (4.80m x 2.43m) Matching range of wall, base and drawer units with worktops over. Inset double bowl stainless steel sink and drainer with mixer tap. Space for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Double glazed window to front elevation. Worcester gas fired combination boiler. Tiled floor. Extractor fan. Built-in cupboard with shelving, gas meter, electric meter and fuse boards. Part obscure glazed door to:-

Inner Hall (Split level)

Tiled floor. Stairs to first floor. Obscure double glazed doors to front and rear. Door into:-

Bedroom Three

12' 11" x 8' 4" (3.93m x 2.53m) Double glazed window to rear elevation with superb views. Electric night storage heater. TV aerial and telephone points.

Bedroom One

12' 2" x 10' 11" (3.72m x 3.32m) (Plus door recess) Double glazed window to rear elevation with superb views. Radiator. Large fitted wardrobes and overhead storage.

Bedroom Two

10' 11" x 10' 9" (3.32m x 3.28m) (Maximum) Double glazed windows to front and side elevation. Radiator. Large fitted wardrobe with sliding doors and overhead storage. Separate built-in cupboard with shelving, electric tubular heater and overhead storage.

Shower Room

7' 9" x 5' 7" (2.37m x 1.69m) Large walk-in shower with folding seat. White low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Two chrome heated towel rails. Extractor fan. Obscure double glazed window to front elevation.

FIRST FLOOR

Landing

Obscure double glazed window to side elevation. Loft hatch. Door to shower room. Door into:-



Sitting Room/Bedroom Four

13' 8" x 8' 10" (4.17m x 2.70m) Double glazed window to rear elevation with superb views. Electric night storage heater. Electric wall mounted heater. TV aerial point.

Shower Room

8' 10" x 5' 8" (2.70m x 1.72m) Large corner shower cubicle with Mira electric shower unit and tiled surround. Low level W.C and vanity wash hand basin. Electric heated towel rail. Two obscure double glazed windows to front elevation. Part tiled walls. Extractor fan. Electric wall mounted heater. Dimplex electric fan heater.



OUTSIDE

The property is approached to the front via a large horseshoe driveway with ample parking and turning space. Central lawn garden and various flowerbeds. Pedestrian gate and pathway to side of the property leading to a beautifully maintained rear garden of approximately quarter of an acre. Adjoining the back of the property is paved patio area which steps down to a mature lawn garden with attractive flowerbeds and borders. At the far end of the garden is a **Timber Summerhouse (3.63m x 2.41m)** with double doors, windows and a decked veranda. The rear garden boasts stunning countryside and sea views, towards Charlestown and beyond.

Garage

16' 7" x 8' 10" (5.05m x 2.70m) Electric remote operated up and over door to front. Light and power connected. Water tap.

ENERGY RATING

Band D(56).

COUNCIL TAX

Cornwall Council. Tax Band 'F'.

DIRECTIONS

Approaching from Crinnis Road, continue past Charlestown Primary School and take the next right-hand turning onto Sea Road. Proceed for a short distance and the property is located on the right-hand side just as the road starts to level off.



LOUNGE/DINER



BEDROOM TWO



SUN ROOM/CONSERVATORY



MAIN SHOWER ROOM



KITCHEN



BEDROOM THREE



BEDROOM ONE



VIEW FROM SITTING ROOM/BEDROOM FOUR



REAR GARDEN

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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