

CHRISTOPHERS

ESTATE AGENTS



A nicely refurbished and immaculately presented two bedroom holiday chalet style property situated on a well regarded complex on The Lizard Peninsula.



The Trevelyan Holiday Home complex is conveniently situated for exploring the unspoiled beauty and charm of the stunning coastline and countryside that makes The Lizard peninsula such a popular destination.

The Lizard Peninsula with its dramatic coastline has been designated as an area of outstanding natural beauty, close by there are sandy beaches, the South West coastal footpath and the magnificent sailing waters of the Helford River are within easy reach. The Lizard village itself is a short drive away and has a range of amenities that include a post office, food stores, and butchers and there are also a number of well regarded public houses and restaurants.

The property has been sympathetically refurbished and enhanced during the current owners tenure to become a well appointed, stylish & contemporary holiday property which should be viewed to fully appreciate and is sure to find favour with discerning purchasers.

'Seabed' is as appealing a mid-terrace holiday chalet as we have been fortunate enough to have been instructed on in recent times. As such the property would seem ideally suited for those looking for a relaxing bolthole in this unspoilt part of Cornwall, or could equally be used for holiday letting.

Situated on the fringe of this popular complex, Sea Bed enjoys a lovely sunny outlook with an attractive patio to the rear which has a pleasant rural outlook to the rear and would seem well suited to al fresco dining.

Internally refinements include porcelain floor tiling, a stylish kitchen, a generous and well appointed shower room and French doors which lead on to the patio and grounds to the rear.

In brief the accommodation provides an open plan sitting/dining room, a modern fitted kitchen, two bedrooms and a shower room. The property benefits from double glazing and the informal use of a parking area to the front.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

ENTRANCE DOOR TO

OPEN PLAN SITTING / DINING ROOM 4.72M X 2.79M MAX (15'6 X 9'2 MAX)

An attractive dual aspect room with a contemporary feel throughout with french doors leading out to the rear patio and lawned grounds, a window to the front aspect, a wall mounted electric heater, stylish feature light with integrated fan and doors off to both bedrooms and the kitchen.

KITCHEN 2.13M X 1.30M (PLUS COOKER RECESS) (7' X 4'3 (PLUS COOKER RECESS))

A stylish, recently refitted kitchen with contemporary white composite work surfaces, high gloss base units (one housing the water heater), a stainless steel sink with drainer and swan's neck mixer tap over, attractive white 'metro' style tiling and splashbacks, an integrated electric oven with hob and stainless steel chimney hood over, space for a fridge freezer, bespoke stainless steel shelving, a spotlighting arrangement and a window to the rear aspect with a pleasant outlook.

DOOR TO

SHOWER ROOM 2.06M X 1.30M (6'9 X 4'3)

A well appointed and recently refurbished fitted shower room with a suite comprising a generous walk in corner shower cubicle with curved, twin sliding doors with easy clean surfaces within, a low level w.c, an attractive 'floating' wash hand basin with waterfall style mixer tap and a storage cupboard under. There is white tiling to the walls, a chrome towel rail, an extractor fan, recessed spotlighting, a hinged cupboard housing the electric consumer unit, a coin fed electric meter and an obscure glazed window to the front aspect.

BEDROOM ONE 2.31M X 1.88M (7'7 X 6'2)

Currently arranged as a double bedroom with a built in headboard, a handy overhead storage shelf and corner shelf, a wall mounted electric heater and a window to the rear aspect.

BEDROOM TWO 2.29M X 1.88M (7'6 X 6'2)

Arranged currently as a twin room with built in headboards, useful overhead storage shelf and a window to the front aspect.

OUTSIDE

To the front there is a lawned area with informal parking for a vehicle. To the rear lies a pleasant lawned area with an attractive patio area enjoying a lovely rural outlook. All the chalets have the use of the well kept communal gardens.

COUNCIL TAX

N/A the property is business rated

SERVICES

Mains electricity, water, drainage

AGENTS NOTE ONE

The property is leasehold and has the remainder of a 99 year lease which was granted in 1981.

AGENTS NOTE TWO

We are advised that the property cannot be used or occupied as your main residence.

AGENTS NOTE THREE

We are advised the ground rent is currently approximately £700 per year and includes: waste, sewerage, site lighting, site maintenance and any mortgage repayments for the freehold land. There is a coin fed machine for paying for electricity. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title.

AGENTS NOTE FOUR

The water is metered and there is a sewerage charge included in the ground rent.

DIRECTIONS

From Helston take the A3083 towards The Lizard, just before the turning to Cadgwith/Ruan Minor/Kennack Sands turn right into Trevelyan Holiday Homes by our For Sale board. Take the first right and follow the road around to your left and the property will be found on your left hand side.

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

ANTI-MONEY LAUNDERING

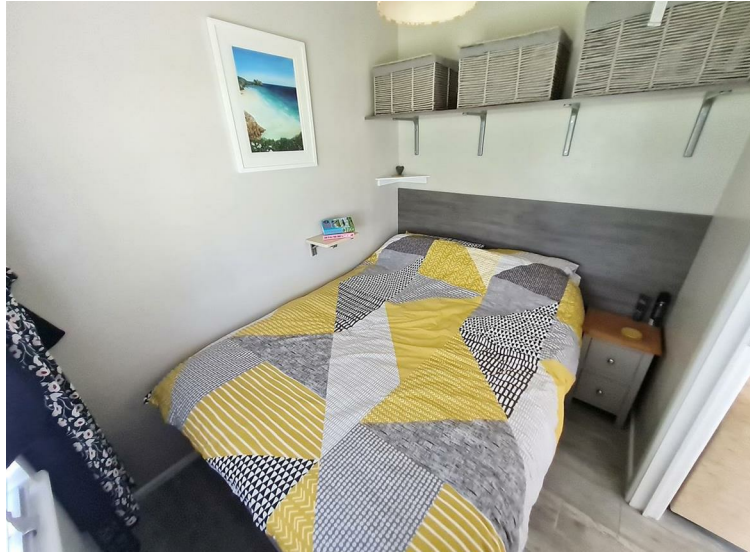
We are required by law to ask all purchasers for verified ID prior to instructing a sale

DATE DETAILS PREPARED.

14th March 2024

SEABED, 27 TREVELYAN HOLIDAY HOMES, PREDANNACK, CORNWALL, TR12 7AU PRICE GUIDE £89,950

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	<small>Very energy efficient - lower running costs</small>
<small>Not energy efficient - higher running costs</small>	<small>Not energy efficient - higher running costs</small>
<small>England & Wales</small>	<small>EU Directive 2002/91/EC</small>

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>	<small>Very environmentally friendly - lower CO₂ emissions</small>
<small>Not environmentally friendly - higher CO₂ emissions</small>	<small>Not environmentally friendly - higher CO₂ emissions</small>
<small>England & Wales</small>	<small>EU Directive 2002/91/EC</small>

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