

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a one bedroom, semi-detached property enjoying sea views in the sought after Cornish fishing village of Porthleven.



Situated in the sought after Claremont Terrace in the Breageside area of Porthleven is this one bedroom, semi-detached property. Enjoying far reaching views over other properties, out to sea, the Bickford Smith Institute Clock Tower and Loe Bar in the distance, the residence benefits from double glazing and, to the rear, is a pleasant decking area which would seem ideal for al fresco dining.

In brief, the accommodation, which is arranged in reverse level, comprises an open plan lounge/kitchen/diner and, on the ground floor, is a bedroom and an en suite shower room.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

#### THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

Door to -

#### LOUNGE/KITCHEN/DINER 4.50M X 3.89M (14'9" X 12'9" )

A dual aspect room with vaulted ceiling, spotlighting, skylights and French doors opening on to a Juliette balcony to take full advantage of the views, over other properties, out to sea, towards Porthleven Beach and Loe Bar in the distance.

#### KITCHEN AREA

A modern stylish kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include an oven with hob and hood over and a fridge.

#### GROUND FLOOR

#### BEDROOM 3.58M X 4.27M NARROWING TO 2.29M (11'9" X 14' NARROWING TO 7'6")

With spotlighting, door to rear terrace, understairs cupboard and door to -

#### SHOWER ROOM

Comprising a shower cubicle, close coupled W.C. and a washbasin with mixer tap over and cupboards under. There is spotlighting and an obscure window to the side.

#### OUTSIDE

At the rear of the residence is a pleasant decked terraced area which would seem ideal for al fresco dining. Located to the rear of the property there is also a useful outside store cupboard. Views can be enjoyed from the terrace, between other properties and out to sea.

#### SERVICES

TBC

#### AGENTS NOTE ONE

We are advised that there is a timber frame balcony at the property.

#### AGENTS NOTE TWO

The owner believes the steps to the side of the property are owned by the property in front and The Loft has right of way across. Solicitors to confirm.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## DIRECTIONS

From the Porthleven office in Fore Street, head towards the harbour and follow the harbour road around past the harbour head with Kota Kai Restaurant on your right hand side. As the road bears to the right, take the second left hand turning onto Harbour View (top road of Breageside). Follow this road up the hill, around the corner and the property will be found on the left hand side.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

## ANTI-MONEY LAUNDERING

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

## PROOF OF FINANCE - PURCHASERS

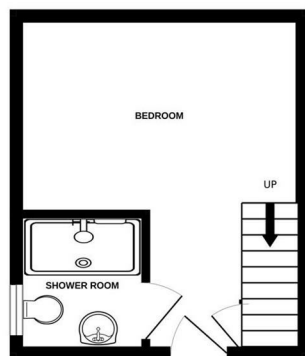
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

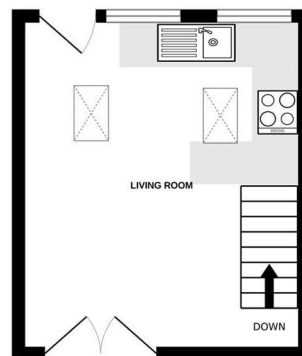
16th September, 2024.

# THE LOFT, 27 CLAREMONT TERRACE, PORTHLEVEN, TR13 9JU PRICE GUIDE £285,000

BASEMENT  
189 sq.ft. (17.6 sq.m.) approx.



GROUND FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



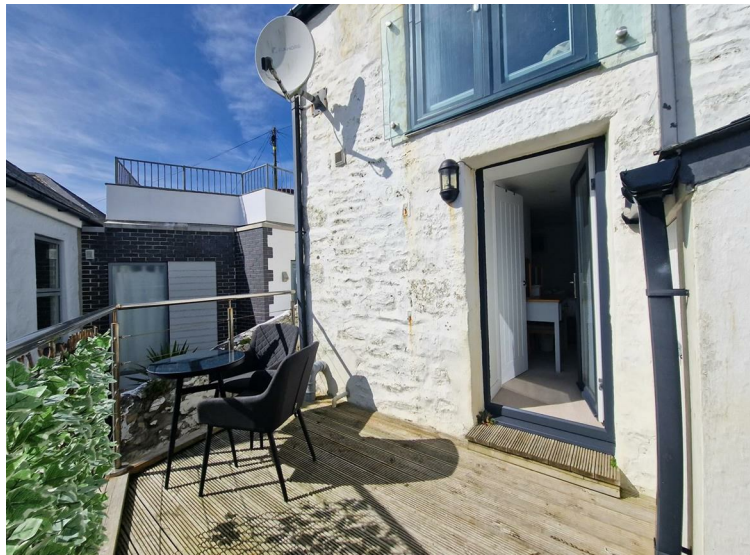
TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		<b>51</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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