



**Kingsley Terrace
Portreath
Redruth
TR16 4LX**

Asking Price £300,000

- HARBOUR FRONT TOWN HOUSE
- OUTSTANDING WATER VIEWS
- THREE BEDROOMS
- OPEN PLAN/LIVING KITCHEN WITH JULIETTE BALCONY
- GARAGE
- REAR COURTYARD
- BATHROOM AND SHOWER ROOM
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - C

Floor Area - 1033.33 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this water front three storey town house boasting outstanding views over Portreath harbour and just a short walk to the beach. Offered for sale with no onward chain, the property also enjoys sea views and well presented accommodation with the ground floor comprising an entrance hall, integral garage with utility space and shower room. The first floor boasts a light and spacious, open plan living/kitchen space with a Juliet balcony over looking the Harbour front. Three bedrooms and a bathroom on the second floor complete the accommodation. Outside, there is the huge benefit of an integral garage and brick paved courtyard to the rear perfect for alfresco dining after a day on the Beach.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Canopy style porch with uPVC double glazed door into:

ENTRANCE HALL

Doors to garage and shower room, stairs to first floor with storage cupboard below, wood effect laminate flooring, electric heater.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, hand basin and W.C, tiled walls, tiled floor, electric heater.

FIRST FLOOR

LANDING

Stairs to second floor, double glazed window, door into:

LIVING ROOM/KITCHEN

21'8" max 14'7" max (6.60m max 4.45m max)

A wonderful, bright and airy open plan living/kitchen with dual aspect double glazing including double patio doors with Juliet balcony overlooking the Harbour and Sea beyond. Kitchen comprising a range of fitted units, stainless steel sink, space for white goods and oven, breakfast bar, wood effect laminate flooring, electric heater.

SECOND FLOOR

LANDING

Doors to bedrooms and bathroom, loft access hatch.

BEDROOM ONE

11'2" x 8'6" (3.42m x 2.6m)

Double glazed window with Harbour and Sea views, electric heater.

BEDROOM TWO

10'6" x 5'10" (3.21m x 1.8m)

Tall double glazed window boasting Harbour views, electric heater.

BEDROOM THREE

10'4" x 5'10" (3.16m x 1.78m)

Double glazed window, electric heater.

BATHROOM

A white three piece bathroom suite comprising bath and hand basin with tiled surround, W.C, tile effect floor, obscure double glazed window, electric heater, airing cupboard with shelving.

OUTSIDE

The property sits in a prominent position right on the Harbour front. Approached through a vehicular archway and onto the Harbour, there is the huge benefit of an integral garage whilst the rear enjoys a brick paved courtyard perfect for entertaining.

GARAGE

21'7" x 12'2" (6.6m x 3.71m)

A good sized garage with utility space, roller door, tiled floor, light and power, pedestrian door to rear courtyard

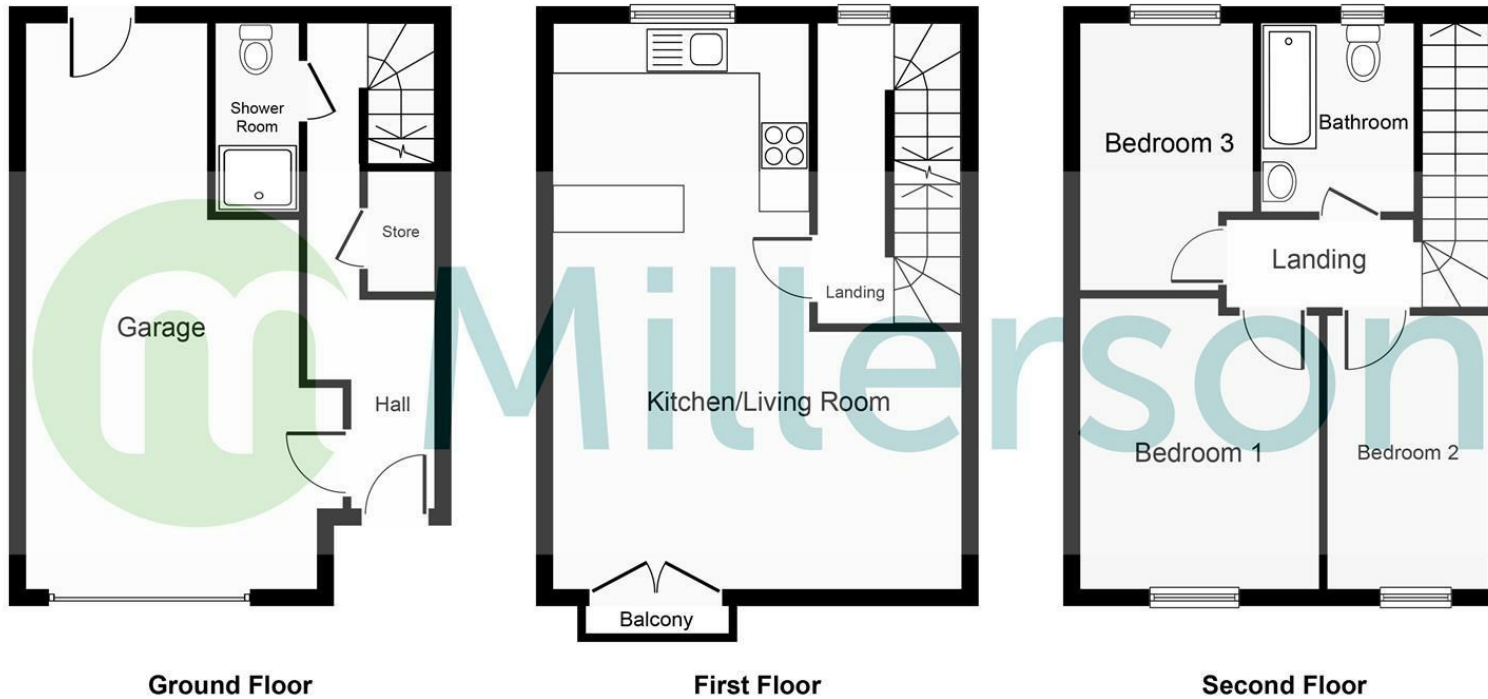
SERVICES

Mains electricity, metered water and drainage (however we have not verified connections).

Council Tax Band C



Directions To Property



Ground Floor

First Floor

Second Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

