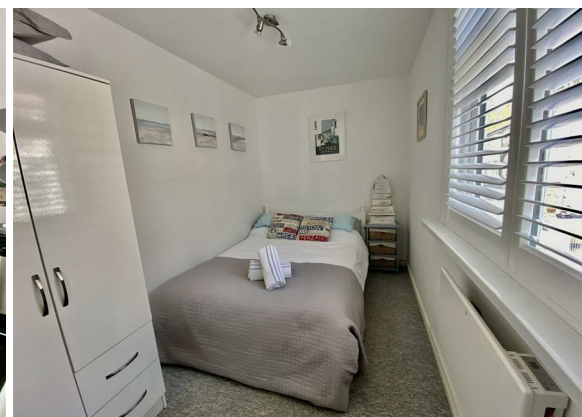




Back Road East
St. Ives
TR26 1PE

Price Guide £350,000

- Town Centre Location
- Close to Harbour and Beaches
- Busy Holiday Let
- Lounge Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 538.20 sq ft



Property & Location

Nestled in the heart of St. Ives, this charming first-floor flat on Back Road East is a true gem waiting to be discovered. Boasting a cosy reception room, two bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a tranquil retreat by the sea.

Situated in the town centre, this flat is an ideal holiday let, offering easy access to the stunning beaches and picturesque harbour that St. Ives is renowned for. Whether you're looking for a weekend getaway or a longer stay, this property's prime location ensures that you're never far from the vibrant energy of the town.

With two bedrooms, there's plenty of space for family and friends to come together and enjoy all that St. Ives has to offer. Imagine waking up to the sound of seagulls and the gentle lapping of waves, knowing that the beauty of the coast is just a stone's throw away.

Don't miss out on this fantastic opportunity to own a piece of paradise in one of Cornwall's most sought-after locations. Whether you're looking for a holiday home or a savvy investment, this flat on Back Road East is sure to exceed your expectations. Book a viewing today and start envisioning the endless possibilities that await you in this coastal haven.

Entrance

Double glazed front door with central porthole window opening into:

Reception Hall

Carpeted stairs with handrail and a double glazed window to the side aspect leading up to:

Landing

Carpet. Double glazed window to the side aspect. Doors into:

Separate W/c

Laminate flooring. Dual flush low level W/c. Vanity hand wash basin. Double glazed window to the side aspect.

Lounge Dining Room

13'11 x 12'07 (4.24m x 3.84m)

Carpet. Feature stone fireplace with an electric stove inset. Double glazed windows to the front aspect with fitted window shutters. Doors opening into:

Kitchen

7'11 x 5'07 (2.41m x 1.70m)

Laminate flooring. Base level units and drawers with work top above incorporating a composite sink drainer with a swan neck mixer tap above. Recess below for an under counter fridge. Recess for a free standing electric cooker. Double glazed window to the front aspect.

Leading from the lounge dining room are further doors into:

Bedroom

10'05 x 6'09 (3.18m x 2.06m)

Carpet. Double glazed window to the front aspect.

Bedroom

10'05 x 6'09 (3.18m x 2.06m)

Carpet. Double glazed window to the rear aspect.

Shower Room

5'08 x 5'06 (1.73m x 1.68m)

Tiled flooring. Triple size shower tray with an electric shower above and tiled splashbacks and surrounds. Vanity basin set into into a unit with vanity drawer below and mirror above with integral light. Ladder towel rail. Tiled splashbacks and surrounds

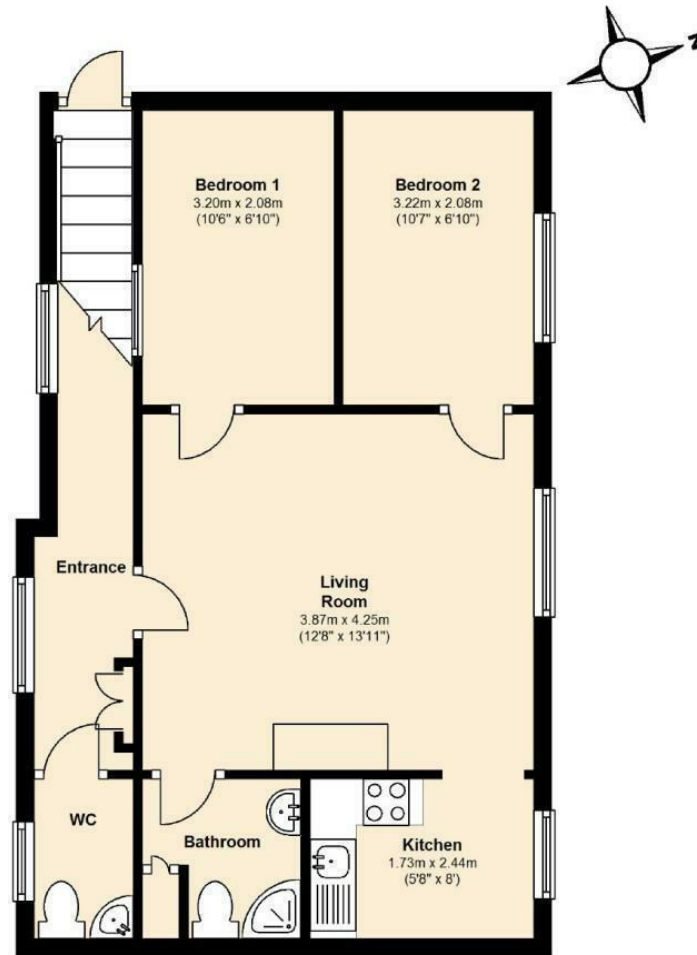
Lease Details

The property holds the remains of a 991 year lease. The vendor pays 75% of the buildings insurance which is approx £380 pa. The ground rent is £10 per year.



Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 47.8 sq. metres (514.9 sq. feet)

Sunnyside Cottage, Back Road East, St Ives

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From the harbour front proceed towards Smeatons Pier following the road round to the left and then left again into Back Road East where the property will be found on your left.

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Valuation Request

