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**Antoine Villa, Chywoone Hill,
Newlyn, Penzance**

**£350,000
Leasehold**





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Property Introduction

An exceptionally well-presented two-bedroom ground floor apartment enjoying breathtaking sea views across Newlyn Harbour and the stunning waters of Mount's Bay. The apartment forms part of Antoine Villa, an elegant period residence built in 1863 and sympathetically converted into four apartments in 1965.

This charming home offers spacious and light filled accommodation, featuring an impressive 30' living room with attractive parquet flooring, a contemporary fitted kitchen, two well-proportioned bedrooms and a modern shower room. Patio doors from the living room open directly onto the terraced communal gardens, providing the perfect spot to relax and take in the spectacular, ever-changing coastal scenery. The property further benefits from double glazing, a garage, and communal parking.

Viewing is highly recommended to fully appreciate the accommodation, setting, and outstanding views on offer.

Location

Perched above the picturesque working harbour of Newlyn, the apartment is ideally situated less than four hundred yards from the village's excellent range of amenities, including shops, galleries, cafés, and restaurants. Renowned for its vibrant fishing community and coastal charm, Newlyn offers a wonderful lifestyle in one of Cornwall's most sought-after locations.

ACCOMMODATION COMPRISES

From communal hallway, private entrance door opening to:-

ENTRANCE HALLWAY

A central hallway leading off to the bathroom, bedroom, kitchen and reception room. Open recessed book shelf. Cloak hanging space. Built-in storage cupboard housing the immersion tank. Wooden floorboards and radiator.

BEDROOM ONE 11' 9" x 9' 4" (3.58m x 2.84m) plus door recess

Double glazed window. Radiator.

BATHROOM

Bath with over mains shower above, WC and wall mounted wash hand basin. Heated towel rail. Small recess with shelf. Double glazed obscured window.

RECEPTION/SITTING ROOM 30' 1" x 11' 4" (9.16m x 3.45m)

A stunningly light and bright room with parquet flooring and a large double glazed window with window seat below taking in the stunning sea views into Newlyn harbour and out into Mount's Bay. Granite fireplace. Double glazed patio doors opening onto the garden. Two radiators. Space for dining room table and opening to the:-

KITCHEN 15' 10" x 7' 11" (4.82m x 2.41m) maximum measurements

Range of units with wooden worktops over incorporating an inset two bowl ceramic sink. Spaces for under counter fridge, upright fridge/freezer and cooker with extractor hood above. Recessed open shelves. Extractor hood. Parquet flooring.

BEDROOM TWO 9' 1" x 7' 0" (2.77m x 2.13m) plus door recess

Double glazed window and radiator.

COMMUNAL GARDEN

The communal gardens are to the front of the property with small lawns and a paved sun terrace with stunning sea views into Mount's Bay. Range of flower beds with established plants, small trees and a patio.

COMMUNAL PARKING

There is a communal parking area to the front of the property.

SINGLE GARAGE (not measured)

Located approximately fifty yards from the property and with an up and over door.

SERVICES

Services, mains water, mains drainage, mains electric and mains gas.

LEASEHOLD INFORMATION

The property is leasehold with a share of the freehold with three other properties and is offered with a residue of a 999-year lease that commenced October 1965. We have been advised that historically there has been no annual service charge and this has been done on an as and when basis when required. No holiday letting is permitted.

AGENT'S NOTES

The Council Tax band for the property is band 'B'.

DIRECTIONS

From Penzance head along the seafront towards Newlyn, when you reach the Newlyn bridge crossroads continue straight across and up Chywoone Hill. The property can be found four hundred yards up on the left-hand side. If using What3words:- reclined.sandwich.flip

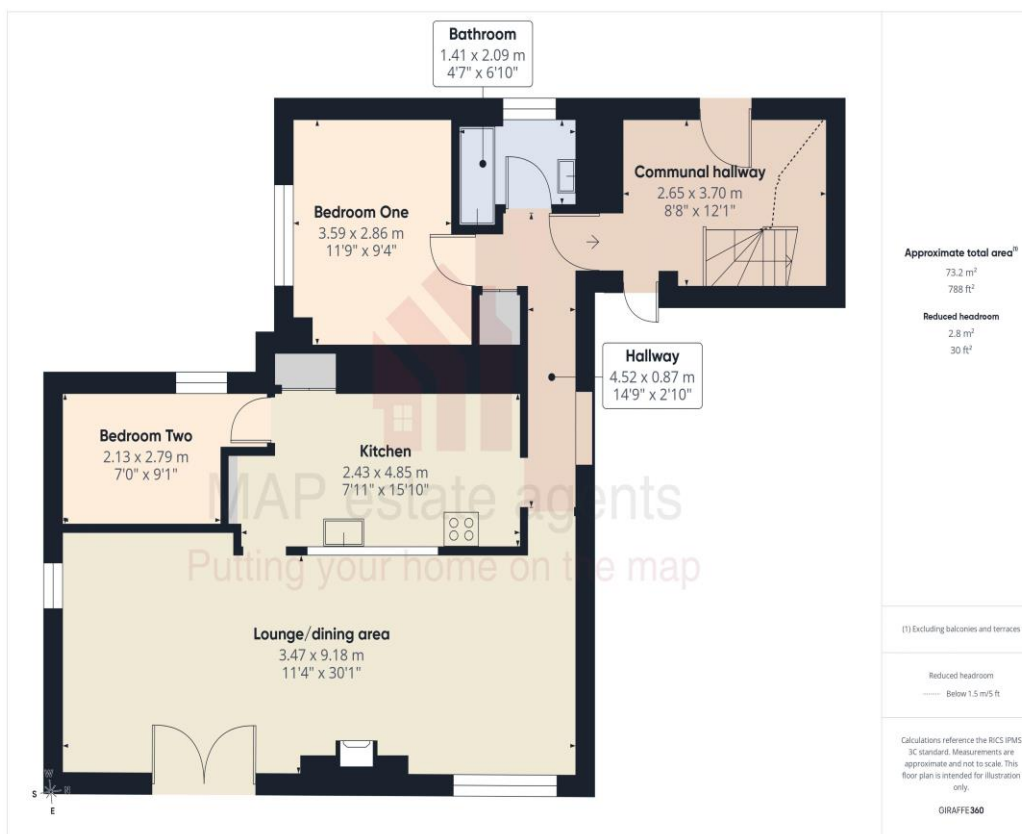


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Stunning ground floor apartment
- Two bedrooms
- Panoramic sea views
- Communal garden with sea views
- Set within a grand period building
- Gas central heating
- Double glazing
- Garage and communal parking
- Leasehold with share of freehold
- Viewing highly recommended



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