CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase two, two bedroom sea view apartments, located in the increasingly popular Cornish fishing village of Porthleven.





Located within one of Porthleven's most sought after areas of Loe Bar Road these two, two bedroom apartments, enjoy sea views over and between other properties and have been run as successful holiday lets for many years.

In brief, the top floor apartment comprises a hall, open plan lounge/kitchen/diner, shower room, W.C. and two bedrooms. The ground floor apartment comprises a hall, open plan lounge/kitchen/diner, bathroom, W.C. and two bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer’s Sunday evening, can be heard echoing around the village, creating atmosphere & ambiance for both residents and visitors.

LOE BAR TOP

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP
Door to

HALL
Having two built in cupboards, one housing a lagged tank with immersion heater. Access to the loft and doors to all internal rooms.

LOUNGE/KITCHEN/DINER 4.65M X 3.28M (15'3" X 10'9")
A dual aspect room enjoying simply stunning views out to sea and between other properties towards the rugged Cornish coastline.

KITCHEN AREA
Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built in oven with hob over, space for a fridge and partially tiled walls.

SHOWER ROOM
Comprising shower cubicle with electric shower and wash basin with a surround and cupboards under. Frosted window to the rear.

W.C.
Having a close coupled w.c. and a frosted window to the rear.

BEDROOM ONE 3.05M X 2.90M (10'0" X 9'6")
Outlook over other properties and out to sea.

BEDROOM TWO 2.90M X 1.75M (9'6" X 5'8")
Outlook over other properties and out to sea.

LOE BAR BOTTOM

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL
With two built in cupboards, one of which houses a water tank with immersion heater and doors to all internal rooms.

LOUNGE/KITCHEN/DINER 4.65 X 3.28M (15'3" X 10'9")
An open plan, dual aspect room enjoying sea views over and between other properties.

KITCHEN AREA
Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for an oven, fridge and there are partially tiled walls.

BEDROOM ONE 3.05M X 2.82M
With outlook over other properties and out to sea.

BEDROOM TWO 2.90M X 1.75M (9'6" X 5'8")
With outlook over other properties and out to sea.

W.C.
With sliding door, tiled floor and a frosted window to the rear. There is a low level w.c..

BATHROOM
Suite comprising bath with shower over and pedestal wash basin. There are partially tiled walls, wall heater and a frosted window to the rear.

OUTSIDE
To the front of the property is an elevated, terraced area where one can sit out and enjoy the fine marine outlook. To the rear of the residence is a hard landscaped courtyard.

SERVICES
Mains electricity, water and drainage.

DIRECTIONS
From our Porthleven office proceed down the hill and turn left onto Harbour Road and follow this road along with the harbour on your right hand side, round the Bickford-Smith Institute clock tower and onto Cliff Road. Follow Cliff Road up the hill and when you come to the fork in the road take the right hand fork onto Loe Bar Road. The property will be found after a short distance on your left hand side.

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

AGENTS NOTE
EPC- TOP FLAT = E 52
EPC - BOTTOM FLAT = E 41

ANTI MONEY LAUNDERING REGULATIONS
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

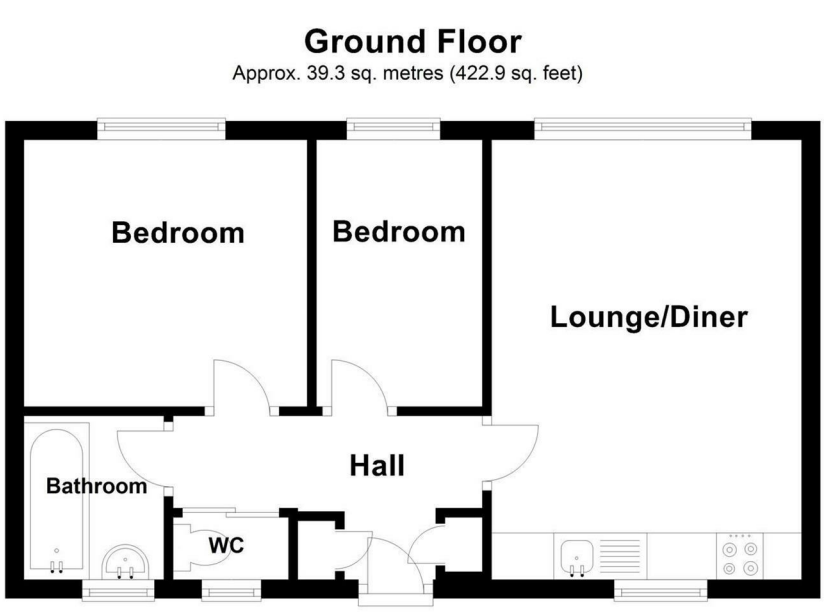
CONSERVATION AREA
We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

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.

EPC FOR RENTAL PROPERTIES
It is a requirement for any properties rented out in the private rental sector to have a minimum energy efficiency rating of E on an Energy Performance Certificate (EPC). It is unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. We understand that the normal type of holiday let is exempt.

DATE DETAILS PREPARED
2nd December, 2022.

LOE BAR TOP & BOTTOM LOE BAR ROAD, PORTHLEVEN, CORNWALL, TR13 9ET
PRICE GUIDE £425,000



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.













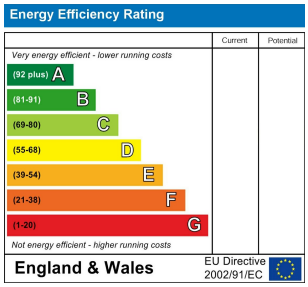
OFFICES AT

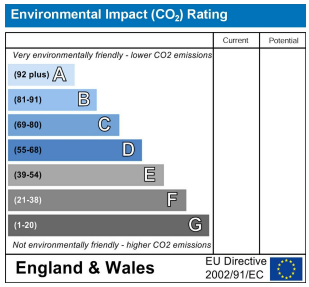
Helston 5 Wendron Street, Helston TR13 8PT

E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ

E: porthleven@christophers.uk.com - T: 01326 573737





Web: www.christophers.uk.com

Email: property@christophers.uk.com