



**Newlyn,
Penzance**



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Auction Guide Price £70,000+ plus fees
Leasehold





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Property Introduction

Offered for sale via online auction in conjunction with Clive Emson Auctioneers on 5th November 2026.

Accessed by its own private door and staircase, the flat offers an open plan living space with kitchen area to one corner, two bedrooms and bathroom. The apartment gains sea glimpses from the living room.

The property is warmed via gas central heating to radiators and is double glazed. To the rear of the property there is an area of garden (currently overgrown).

In need of updating, the flat is being sold chain free.

For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Newlyn has a rich history in the fishing industry and many boats land their catch of the day at the harbourside. Newlyn has become a popular place to visit as it has a selection of art galleries along with a cinema and a number of restaurants serving fine food.

You can also enjoy the sea front and take the fifteen minute level walk into the larger market town of Penzance. Penzance has a wide range of retail outlets and bus and train stations to connect further afield if needed.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE VESTIBULE

Staircase rising to:-

HALLWAY

Double glazed window to side. Radiator. Doors to:-

BATHROOM

Fitted with a white suite comprising panelled bath, low level WC and pedestal wash handbasin. Obscure double glazed window to front.

BEDROOM TWO 13' 3" x 7' 9" (4.04m x 2.36m)

Double glazed window to side. Radiator. Built-in cupboard.

OPEN PLAN LOUNGE/KITCHEN 13' 3" x 10' 10" (4.04m x 3.30m) plus bay and kitchen measurements (tbc)

Two double glazed window to front. Radiator. The kitchen area is fitted with a range of wall and base cupboards with roll edge worksurfaces over. Wall mounted gas boiler. Stainless steel single drainer sink unit. Space for cooker. Space for fridge/freezer. Space for washing machine. Door to:-

BEDROOM ONE 13' 3" x 9' 6" (4.04m x 2.89m) maximum measurements

Double glazed window to side. Radiator.

OUTSIDE

To the rear of the property there is an area of garden which is currently overgrown.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

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

LEASEHOLD INFORMATION

The property is being sold with a 999 year lease (being created). There is a stipulation in the title that no holiday letting is permitted. There is no ground rent. The service charge is currently £2.46 pcm and buildings insurance is £12.72 pcm. The buyer must take a share of the freehold when the last flat in the block is sold. Please refer to the legal pack for more information/clarity.

DIRECTIONS

From Penzance Railway Station head past the harbour and along the Promenade towards the village of Newlyn. When you reach Newlyn Bridge and crossroads, proceed straight over onto Chywoone Hill. Follow this hill to the top and take a left turn into Gwavas Estate where the property can be found a short way along Chywoone Avenue on the left-hand side. If using What3words:- comb.washable.waltz

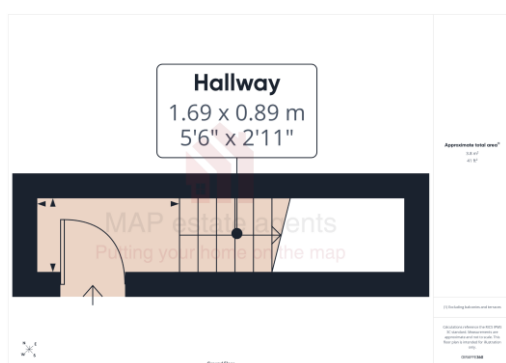


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Self-contained first floor flat
- Two bedrooms
- Open plan living arrangement
- Gas central heating
- Double glazing
- New 999 year lease
- Updated required
- No chain sale
- For sale via online auction on 5th November 2026
- In conjunction with Clive Emson Auctioneers



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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