

Low Tide Peverell Terrace, Porthleven, TR13 9DZ

£195,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

Low Tide Peverell Terrace

- SOUGHT-AFTER PORTHLEVEN LOCATION
- TWO BEDROOM GROUND FLOOR FLAT
- TWO EN SUITE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- SEA VIEWS BETWEEN PROPERTIES
- FRONT PATIO AND REAR TERRACED GARDEN
- USEFUL GARDEN SHED
- FREEHOLD
- COUNCIL TAX C
- EPC E54

Situated in the sought after Cornish fishing village of Porthleven, in the well regarded residential area of Peverell Terrace is this two bedroom ground floor flat. The residence, which is in an off the beaten track position, enjoys views out to sea between other properties and boasts two en suite bedrooms. To the outside at the front is a pleasant patio area whilst to the rear of the property is a good size terraced garden and a useful shed.

In brief, the accommodation comprises a hall, open plan lounge/kitchen/diner and two bedrooms both with en suite facilities.

Porthleven is a thriving and picturesque Cornish fishing village, centred around its historic harbour which provides a natural focal point. Clustered around the harbour are a variety of pubs, restaurants, cafés and independent shops, giving the village a lively year-round atmosphere. Local amenities cater for everyday needs and include a primary school with nursery, while the nearby market town of Helston—just a few miles away—offers a wider range of facilities including national retailers, a cinema, comprehensive school with sixth form college, supermarkets and a sports centre with indoor swimming pool.

Between Porthleven and Helston lies the stunning Penrose Estate, owned by the National Trust. This beautiful area offers an abundance of scenic walks and trails through rolling countryside and ancient woodland, surrounding Loe Pool—Cornwall's largest natural freshwater lake. Porthleven also has a strong sense of community and tradition, perhaps best illustrated by its award-winning brass band, whose summer performances around the harbour often fill the evening air with music, creating a unique and memorable atmosphere for residents and visitors alike.




Parking not included



THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With tiled floor, door to bedroom two and door to

LOUNGE/KITCHEN/DINER 23'9" narrowing to 12'3" x 18'3" average measureme (7.24m narrowing to 3.73m x 5.56m average measureme)

An L-Shaped open plan lounge/kitchen/diner.

LOUNGE AREA

With patio doors to the front allowing one to take full advantage of the outlook between other properties and out to sea. The room has a tiled floor and a wall mounted electric decorative fire (not know if in working order) acting as a focal point to the room. Opening to

KITCHEN/DINING AREA

A fabulous open plan space with tiled floor and kitchen comprising working top surfaces incorporating a sink with insinkerator and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a hob with hood over, an oven, microwave, dishwasher and a washing machine. There is a tiled floor and partially tiled walls. Door to

INNER HALL

With opening to bedroom one and door to

EN SUITE

Comprising a close coupled W.C., shower cubicle, wash basin with mixer tap over and cupboards under. There is a tiled floor, tiled walls and a frosted window to the side.

BEDROOM ONE 9' x 7'9" (2.74m x 2.36m)

With frosted window to the side and having a tiled floor.

BEDROOM TWO 10' x 7'3" average measurements plus door recess (3.05m x 2.21m average measurements plus door reces)

Window to the front, built-in bedroom cupboards and door to

EN SUITE

Comprising a close coupled W.C., wash basin with mixer tap over and cupboards under, a shower cubicle and the room has a tiled walls and a tiled floor.

OUTSIDE

To the front of the property is a pleasant patio which would seem ideal for alfresco dining. To the rear of the property is a good size terraced garden and a useful shed.

AGENTS NOTE ONE

We are advised that the property is leasehold with the remainder of a 999 year lease originally granted on 1st January 2006.

Full lease details available on request.

AGENTS NOTE TWO

We are advised that there is a Service Charge: Variable. Payable on demand, structured as:

50% contribution: Covers ongoing shared building maintenance (structural repairs, roof, foundations, boundary walls/fences), building and public liability insurance, common services/improvements, and professional management fees.

100% contribution: Applies only to costs resulting directly from specific tenant requests, defaults, or inspections.

Ground Rent: Peppercorn

Full lease details available on request.

AGENTS NOTE THREE

The Leasehold is being sold with a Share of Freehold.

WHAT3WORDS

paints.recapture.holiday

SERVICES/UTILITIES

Mains water, electricity & drainage.

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.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band C.

DATE DETAILS PREPARED.

12th November 2026.













MOBILE AND BROADBAND

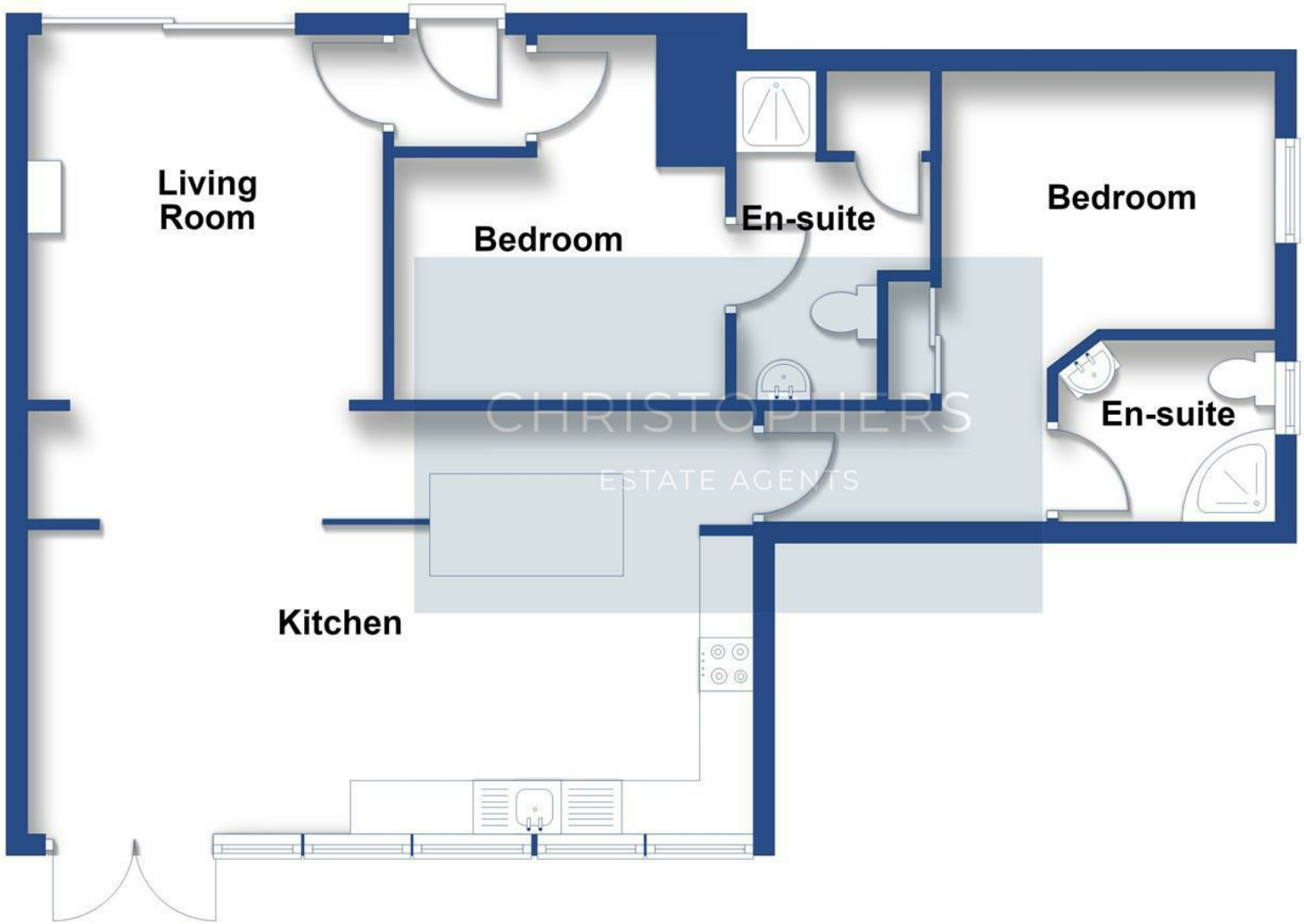
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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.

Ground Floor

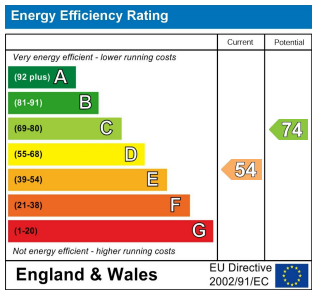
Approx. 543.8 sq. feet



Total area: approx. 543.8 sq. feet

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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