



**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Regent Terrace, Penzance, TR18 4DW**

**Asking Price £950,000**

Subject to Contract

- Large gated parking area to the front for 5-6 vehicles
- Enclosed Mediterranean-style rear garden with high stone walls for privacy
- Large stone store (6.0m x 1.3m) housing gas boiler
- Twelve rooms and nine bathrooms



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## Regent Terrace, TR18 4DW

Recently refurbished, Elegant Regency Home with Sea Views, Annexe & Guest House Potential... set within one of Penzance's most prestigious terraces, this beautiful Regency home dates from the early 1800s and retains a wealth of original features, including high corniced ceilings, deep skirtings and original flooring. Arranged over four floors, it also benefits from a self-contained lower ground floor annexe with its own entrance.

The principal drawing room, with its original marble fireplace, and the spacious kitchen/dining room both enjoy large sash windows and wonderful southerly sea views.

Located on sought-after Regent Terrace, the property is moments from the Jubilee Pool, promenade, Morrab Gardens, historic seafront and town centre, with excellent rail links and Newquay Airport just over an hour away.

A superb family home, the property also offers excellent income potential, having operated successfully as a guest house for many years. Its flexible layout is ideally suited to continued hospitality use, multi-generational living, or a private residence with additional income opportunities.

### A Remarkable Penzance Lifestyle

Living on Regent Terrace offers one of West Cornwall's most desirable coastal lifestyles. Overlooking Mount's Bay, the property enjoys stunning sea views and spectacular sunrises, while the promenade, coastal paths, and the iconic Jubilee Pool are all just moments away.

Morrab Gardens, Penzance's vibrant arts scene, excellent restaurants and cafés, and the town's full range of amenities are within easy walking distance. Direct rail services to London, connections to the Isles of Scilly, and Newquay Airport further enhance accessibility.

With renowned destinations including Mousehole, Marazion, St Ives and Porthcurno all nearby, Regent Terrace combines heritage, culture, convenience and some of Cornwall's finest coastline right on the doorstep.



**Tenure** Freehold

**Price** Asking Price £950,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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