



Laskowski
&Co



Starboard Light, 3 Seaview Moorings, Commercial Road, Porthleven, Helston, TR13 9JE

Guide Price £525,000

A modern 3 bedroom terraced house, prominently positioned on Porthleven's harbourside and, therefore, enjoying fabulous views. Facing in a south westerly direction, and benefiting from the afternoon and evening sun, a tastefully presented property located in the heart of this highly desirable town. 'Starboard Light' comes with the significant benefit of a parking space.

Key Features

- 3 bedroom terraced house
- Spectacular and ever-changing views
- Front and rear courtyards
- Parking
- Prominent position on Porthleven's harbourside
- Modern and tasteful accommodation
- An ideal home or investment
- EPC rating D



THE ACCOMMODATION COMPRISES

LIVING ROOM

Entry via a replacement uPVC front entrance door. Light and bright room with wood-effect laminate flooring and two windows enjoying fabulous views over the harbour. Log-burner set on hearth. Contemporary wall mounted electric radiator. Wide archway to:-

KITCHEN/DINER

Laminate wood-effect flooring. Corner bench and space for table. Waist and eye level kitchen matte-effect units with Neff oven, four-ring induction hob and stainless steel extractor hood. Sink and drainer unit with mixer tap. Space for washing machine and fridge/freezer. Tiled splashback. Contemporary wall-mounted electric radiator. uPVC double glazed window to rear. Integral Lamona dishwasher. Recessed ceiling lighting. Replacement uPVC rear entrance door.

CLOAKROOM/WC

Wood-effect laminate flooring. Low flush WC with tiled splashback, wash hand basin with mixer tap and vanity unit under. uPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Carpet flooring. Loft hatch.

BEDROOM ONE

A double bedroom with two uPVC double glazed windows to front elevation enjoying spectacular views over Porthleven Harbour. Contemporary electric wall-mounted radiator. Built-in cupboard/wardrobe.

BEDROOM TWO

Another double bedroom with uPVC double glazed window to rear elevation. Contemporary wall-mounted electric radiator and built-in cupboard/wardrobe.

BEDROOM THREE

A single bedroom with tall uPVC double glazed window to front elevation with lovely views over the harbour. Contemporary wall-mounted electric radiator. Carpet flooring.

BATHROOM

Laminate wooden flooring. Wall shower unit with overhead shower, low flush WC, wash hand basin with mixer tap and vanity unit under. Recessed ceiling lighting, heated towel rail. Airing cupboard housing battery storage for hot water system.

THE EXTERIOR

To the rear of the property is a small courtyard and, to the front, a lovely harbour-facing front courtyard – a simply stunning spot to sit out and enjoy the ever-changing inner and outer harbour views, particularly in the evening, due to its south westerly outlook.

PARKING

There is a freehold parking space located within a 10 minute walk from the property.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Electric radiators.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

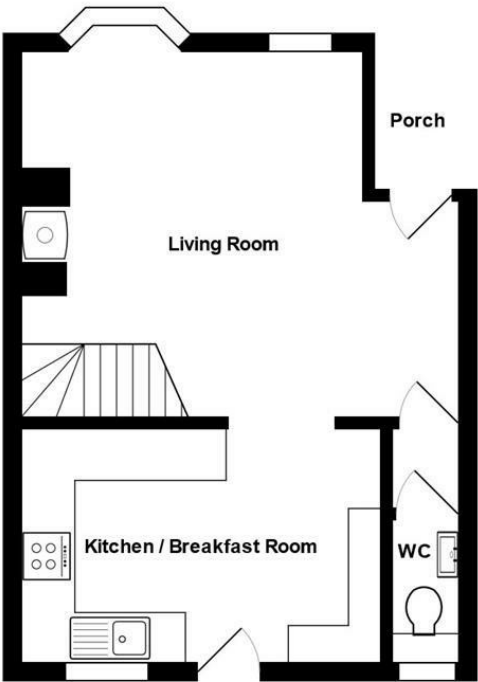
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

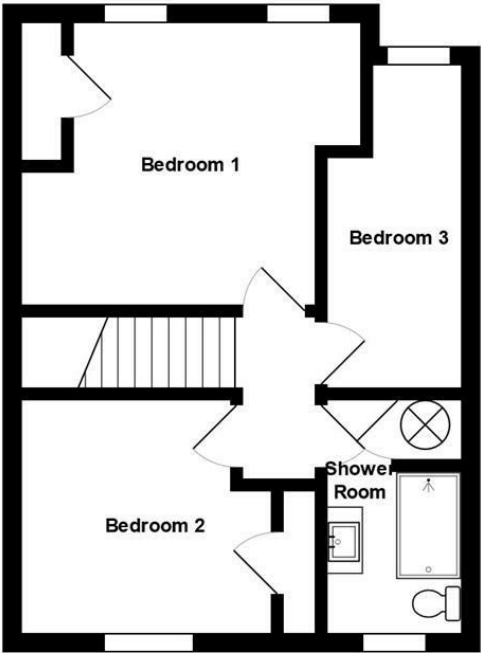
Approaching Porthleven via the B3304 and along Wellington Road, continue down the hill into the centre, passing Boots on the left hand-side. Continue along the harbourside (Commercial Road) passing the Harbour Inn on the left-hand side. 'Starboard Light' is located approximately 130 yards along Commercial Road from the pub on the left-hand side.



Floor Plan



Ground Floor



First Floor

Porthleven TR13 9JE
Total Area: 76.8 m² ... 827 ft²
All measurements are approximate and for display purposes only

