

# 5 Ocean Crescent, Porthleven, TR13 9EB

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

# 5 Ocean Crescent

- THREE BEDROOM FAMILY HOME (SUBJECT TO LOCAL OCCUPANCY RESTRICTION)
- COASTAL LOCATION WITH SEA VIEWS
- IN NEED OF REFURBISHMENT AND MODERNISATION
- KITCHEN/DINER WITH SOLID FUEL RAYBURN
- UTILITY ROOM
- GENEROUS REAR GARDEN
- GARAGE WITH POWER AND LIGHT CONNECTED
- COUNCIL TAX BAND B
- FREEHOLD
- EPC 42 E

Situated in the popular Cornish coastal village of Porthleven, this three bedroom semi detached house is located on a no through road and enjoys elevated sea views stretching towards Mounts Bay and the ocean beyond.

The property is subject to a section 157 Local Occupancy Restriction which requires buyers to have lived or worked in Cornwall for the last three years. Further details are available in the Agents Note.

Although in need of refurbishment to realise its' full potential, the property offers the basis of a lovely family home and presents an exciting opportunity for local buyers to put their own stamp upon it.

With lovely sea views from the lounge, both front bedrooms and the generously sized rear garden the marine backdrop beyond neighbouring properties seems certain to appeal to those seeking a coastal family home.

Inside, the lounge enjoys a lovely sunny outlook with a large front window framing the sea views on offer and enabling light to flood in. A well equipped kitchen and dining room comes with a traditional pantry and an authentic solid fuel Rayburn, bringing both warmth and practicality. An adjoining utility room with a further worktop & storage area and space for an appliance adds everyday convenience.

Upstairs there are three bedrooms, two of which are comfortable doubles, with the master having a built in wardrobe and elevated sea views. The third bedroom, also to the front, shares the same coastal outlook and benefits from a handy storage shelf above the stairs, making it an ideal home office, nursery or study. Completing the picture upstairs is a fitted family bathroom suite.

Outside, a shared driveway leads to the garage which has power and light. Steps and a shared pathway lead to the front garden, where a small area of lawn and an adjoining patio make a nice spot to sit and enjoy the outlook. A side pathway leads to the generous rear garden, neatly enclosed by fencing and traditional Cornish hedging and which is laid largely to lawn.







LOCATION

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed UPVC door to

ENTRANCE PORCH 5'3 x 3'4 (1.60m x 1.02m)

With some exposed stonework and a large window to the front aspect with sea views beyond neighbouring properties to Mounts Bay. Obscure glazed door to.

ENTRANCE HALL

With cupboard housing electric consumer unit, opening to stairs and door to

LOUNGE 16'8 (narrowing to 13'6) x 11' (inc fireplace) (5.08m (narrowing to 3.96m)1.83m) x 3.35m (inc fire)

Enjoying a sunny outlook with a fireplace with wooden mantle, stone surround and slate hearth currently housing an electric fire and providing a nice focal point for the room. There is an under stairs cupboard and a large window to the front with lovely sea views beyond neighbouring properties.

KITCHEN / DINING ROOM 14'8 x 8'2 (4.47m x 2.49m)

Comprising a fitted kitchen with working top surfaces that incorporate a sink with a drainer with beech effect cupboards and drawers under with matching wall cupboards over. There is a pantry with useful storage & shelving, a solid fuel Rayburn, a cupboard housing the hot water cylinder, space for a cooker, tile effect linoleum flooring and a window to the rear aspect. Door to.

UTILITY ROOM 8'2 x 4'9 (2.49m x 1.45m)

With a continuation of the linoleum flooring, work surface with cupboards and drawers under, space for a fridge freezer, window to side aspect and a glazed service door to the rear.

A staircase rises to the first floor

FIRST FLOOR

LANDING

With loft hatch to roof space and doors off to family bathroom and all three bedrooms.

BEDROOM ONE 11'2 x 10'9 (plus door recess) (3.40m x 3.28m (plus door recess))

Comfortable double bedroom with sliding door to built in wardrobe with storage and a window to the front aspect enjoying elevated sea views.

BEDROOM TWO 12'11 x 8'4 (plus door recess) (3.94m x 2.54m (plus door recess))

Double bedroom with window to rear overlooking garden

BEDROOM THREE 9' x 8'3 (2.74m x 2.51m)

With useful above stairs storage shelf and a window to the front with elevated sea views.

BATHROOM

Having a fitted suite comprising a low-level w.c, pedestal wash hand basin and a panelled bath with an electric shower over. There is a heated towel rail, tiling to the walls and an obscure glazed window to the rear.

**OUTSIDE**

Steps and a shared front pathway lead towards the front of the property. The front garden comprises a small area of lawn, and an adjacent patio area that has pleasant sea views towards Mount Bay and beyond. A side pathway leads around to the rear of the property.

Generously sized, the rear garden is laid largely to lawn and is neatly enclosed by fencing and Cornish hedging. Enjoying a sunny aspect the rear patio area and garden provide an ideal place in which to sit and relax and enjoy some sea air and views. There is a shed a coal bunker and an outside tap.

**OUTBUILDING 15'2 x 6'3 (inc w.c) (4.62m x 1.91m (inc w.c))**

A practical and useful space with windows to side and rear aspects, spaces for a tumble dryer and washing machine and a sink with drainer and cupboard and drawers under with matching wall unit. Sliding door to w.c, with low-level w.c, lino flooring and frosted window to front aspect.

A shared block paved driveway leads to

**GARAGE 20'1 x 9'4 (6.12m x 2.84m)**

With up and over door, power and light and window to rear.

**SERVICES**

Mains electricity, water & drainage.

**AGENTS NOTE ONE**

The property is to be sold subject to a Section 157 Local Occupancy Restriction which, in principle, states that prospective purchasers must have lived or worked in Cornwall for the last three years. Prospective purchasers should satisfy themselves as to whether they are able to fulfil this restriction.

**AGENTS NOTE TWO**

.We are advised that the property is accessed over a shared pathway.

**AGENTS NOTE THREE**

We are advised that the property has undergone a program of works which should mean it is mortgageable with the majority of banks and building societies. Purchasers are however advised to make their own enquiries with regards to this.

**COUNCIL TAX**

Council Tax Band B

**WHAT THREE WORDS**

molars.debit.corkscrew

**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/

**FLOOD RISK**

Rivers and Seas - Very Low. Surface Water - Very Low

**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.

**ANTI-MONEY LAUNDERING**

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

**DATE DETAILS PREPARED.**

November 2026.





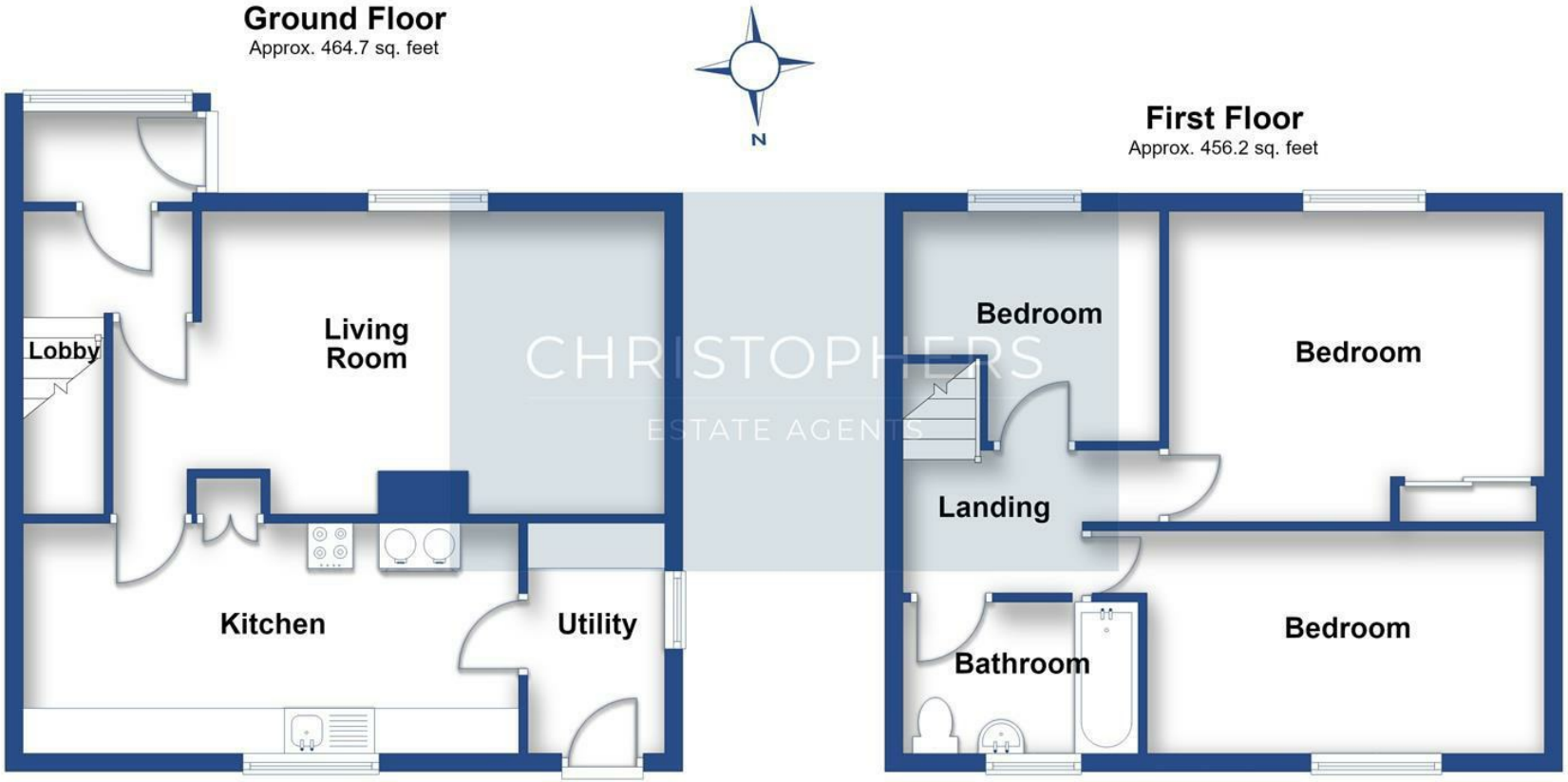








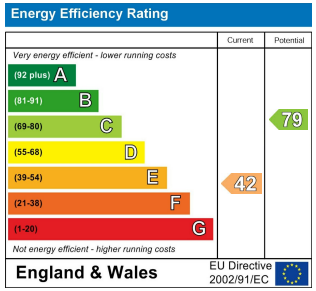
## Ground Floor
Approx. 464.7 sq. feet




## First Floor
Approx. 456.2 sq. feet




Total area: approx. 920.9 sq. feet




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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