

4 Sea View Terrace, Church Street, Helston, TR13 8NL

£199,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Sea View Terrace, Church Street

- GORGEOUS CHARACTER COTTAGE
- TUCKED AWAY CLOSE TO HELSTON TOWN CENTRE
- STYLISH AND COSY ACCOMMODATION
- TWO DOUBLE BEDROOMS
- PRETTY GARDENS
- USEFUL OUTSIDE LAUNDRY ROOM AND STORAGE
- COUNCIL TAX BAND B
- EPC C70
- FREEHOLD

Tucked away yet within easy walking distance of Helston town centre, this gorgeous cottage offers a wonderful combination of character, style and convenience.

From the moment you step inside, there is a lovely feel to the property, with beautifully presented accommodation that is both stylish and inviting. The cosy sitting room is a particularly attractive space, featuring a charming picture window overlooking the pretty cottage style garden, while the traditional style kitchen/breakfast room has been beautifully finished with painted cabinetry and a ceramic sink.

Upstairs, there are two comfortable double bedrooms and a family bathroom, providing well-proportioned accommodation that would suit a variety of buyers.

The gardens are a real feature, with the pretty cottage style garden to the front enjoying a lovely outlook towards St Michael's Church. To the rear, a courtyard style area provides useful additional outdoor space, along with an outside laundry room and bike store, offering excellent practical storage.

This is a truly lovely cottage in a convenient yet tucked-away position, ideal for first time buyers, those looking to downsize or anyone seeking a stylish and characterful home within easy reach of the town centre.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







DOOR TO

HALLWAY
With radiator and doors to kitchen and sitting room.

SITTING ROOM 11'8" x 10'4" (3.56m x 3.15m)
A lovely cosy room with granite fireplace (disused), radiator and picture window to front overlooking the garden.

KITCHEN/BREAKFAST ROOM 11'3" minimum x 11'1" (3.43m minimum x 3.38m)
A gorgeous traditional style kitchen with painted base and wall units including drawers with butchers block style work surfaces over with ceramic one and a half bowl sink drainer with mixer tap, fitted electric oven and hob, radiator, built-in electric oven and hob, radiator, built-in storage cupboard, window to rear overlooking the courtyard with shutters, door and stairs to first floor, external door to courtyard and opening to

UTILITY AREA
With space and point for fridge/freezer and Baxi wall mounted boiler.

FIRST FLOOR

LANDING
With loft access and ladder, doors to various rooms.

BEDROOM ONE 13'1" x 11'2" (3.99m x 3.40m)
A lovely double bedroom with fitted carpet, window to rear, radiator and useful built-in storage cupboard and attractive panelling.

BEDROOM TWO 9'3" x 9' (2.82m x 2.74m)
With fitted carpet, radiator and window to front offering town scape and rural views.

BATHROOM 10' x 7'2" irregular shaped room (3.05m x 2.18m irregular shaped room)
With painted floor boards and suite comprising of a bath with tiled surround, mixer tap with wall mounted shower attachment, low level W.C., pedestal wash hand basin, large linen cupboard and sash window to front.

OUTSIDE

To the front of the property is a gorgeous cottage style garden with a seating area, well stocked beds with a profusion of shrubs and flowers. From the garden a wonderful view can be enjoyed to St Michael's Church. There is a pedestrian access gate leading to a pathway giving access to Church Street. To the rear of the property is a courtyard garden with pedestrian access onto Church Hill, there is a useful wash house and bike shed.

WASH HOUSE 8'4" x 5'6" (2.54m x 1.68m)

Power, light and water, space and plumbing for washing machine and window to front.

BIKE SHED 5'9" x 2'6" (1.75m x 0.76m)

A useful storage space with light.

AGENTS NOTE

Numbers 1, 2 & 3 Seaview Terrace enjoy a right of pedestrian access across the rear courtyard. We also understand that there is a small flying freehold at the property.

SERVCES

Mains electric, water, drainage and mains gas central heating.

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 B.

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.

DATE DETAILS PREPARED.

21st July 2026.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

WHAT3WORDS

assess.latches.pumpkin













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.

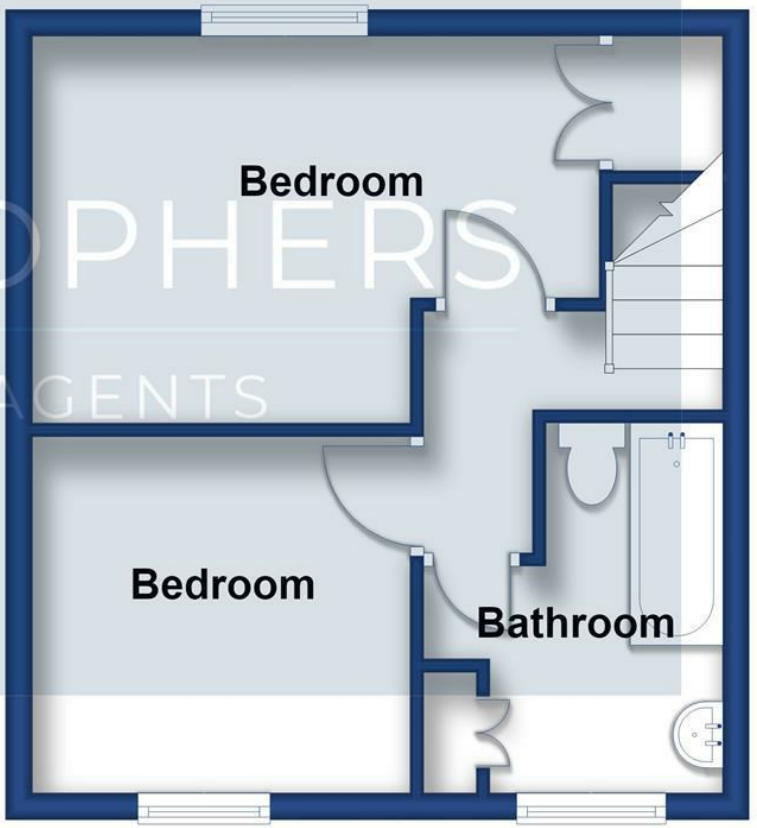
Ground Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



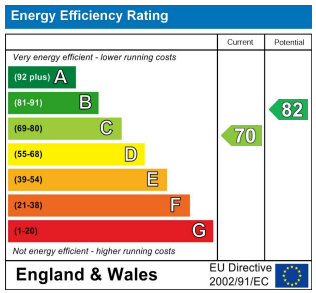
First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



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Total area: approx. 58.4 sq. metres (629.0 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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