



2 Brewery Court Sea Lane
Hayle, TR27 4DP







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This charming Grade II listed two bedroom mid terrace home offers characterful living in a convenient location. The ground floor features a spacious lounge/diner, ideal for relaxing or entertaining, along with a well equipped kitchen and a family bathroom. Upstairs, there are two well proportioned bedrooms filled with natural light.

Outside, the property benefits from a communal patio area, perfect for outdoor seating, as well as one allocated parking space for added convenience. Combining historic charm with practical modern living, this home is an excellent choice for first-time buyers, downsizers, or investors alike.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £230,000

Location

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Entrance hall
Lounge/Diner
Kitchen

Family Bathroom

Bedroom
Bedroom

Parking

One allocated parking space with Visitors spaces available.

Outside

There is a communal garden for the houses in Brewery Court to use.

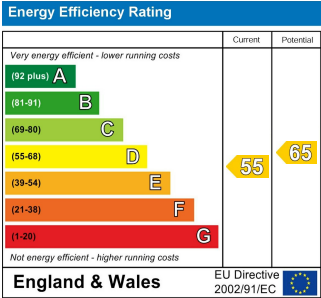
Services

Mains Water, Electricity and Drainage

Service Charges

Our client has advised us that there is an annual service charge of £1100 for 25/26





Lease Information

Our client has advised us that the lease started on the 1st July 2008 with an initial period of 999 years.

Council Tax Band- B**What3Words**

///furniture.vegans.owners

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

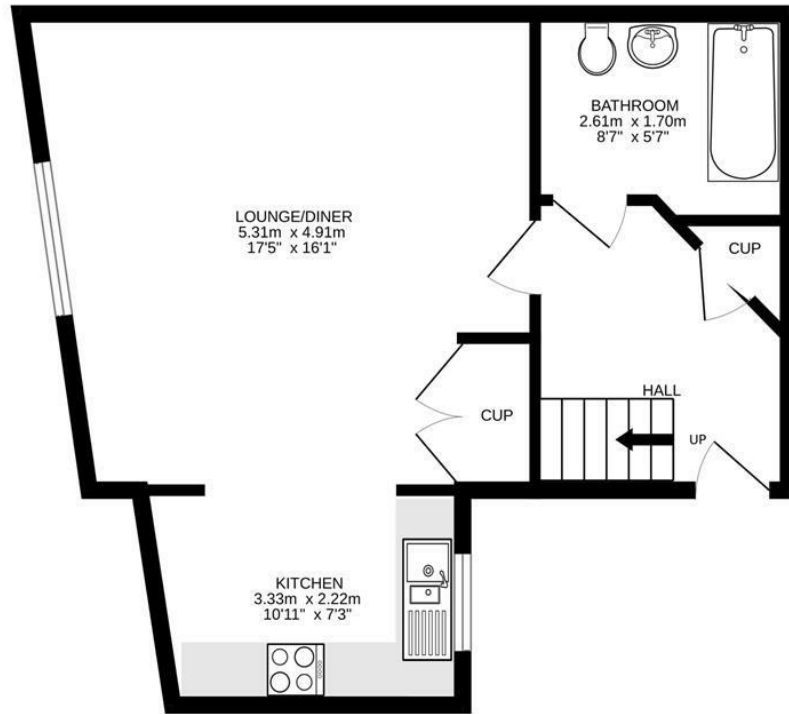
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

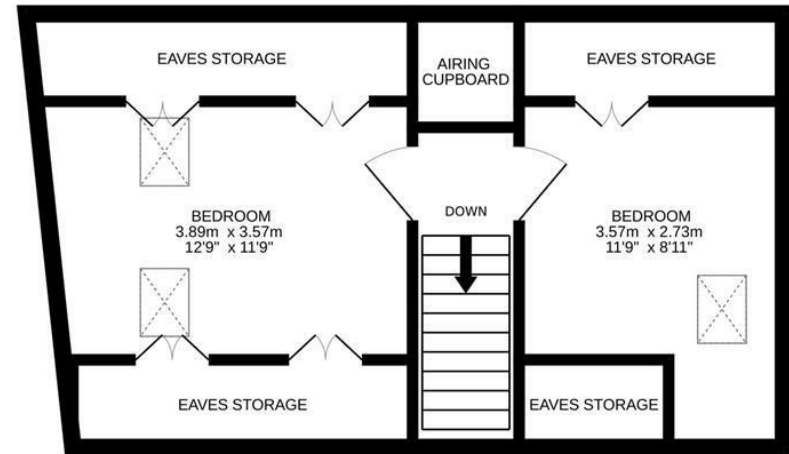
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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