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**Navy Inn Court,
Newlyn, Penzance**

Auction Guide Price £92,000+ plus fees
Leasehold





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Property Introduction

For sale by online auction on 5th November 2026 in conjunction with Clive Emson Auctioneers.

Requiring a program of modernisation, this ground floor two bedroomed flat offers well-proportioned accommodation which consists of a spacious living room, kitchen/diner, two bedrooms and a bathroom.

There is a communal parking area to the rear of the development on a first come first served basis. The flat is double glazed and warmed via gas central heating to radiators.

Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Newlyn has a rich history in the fishing industry and many boats land their catch of the day at the harbourside. Newlyn has become a popular place to visit as it has a selection of art galleries along with a cinema and a number of restaurants serving fine food.

You can also enjoy the sea front and take the fifteen minute level walk into the larger market town of Penzance. Penzance has a wide range of retail outlets and bus and train stations to connect further afield if needed.

ACCOMMODATION COMPRISES

Composite front door to:-

ENTRANCE HALL

Doorway to:-

INNER HALL

Built-in cupboard. Doors to:-

LIVING ROOM 13' 6" x 10' 10" (4.11m x 3.30m)

Double glazed window to front. Radiator.

KITCHEN/DINER 12' 5" x 9' 1" (3.78m x 2.77m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Spaces for

fridge/freezer, washing machine and cooker. Two double glazed windows to rear. Wall mounted gas boiler. Radiator.

BEDROOM ONE 10' 3" x 9' 3" (3.12m x 2.82m) plus recess

Double glazed window to front. Radiator.

BEDROOM TWO 9' 2" x 7' 4" (2.79m x 2.23m)

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a white suite comprising panelled bath, low level WC and pedestal wash handbasin. Obscure double glazed window to rear. Radiator.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

Council Tax band 'A'. Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

LEASEHOLD INFORMATION

The property is being sold with a new 999 year lease. The current service charged is £62.36 per calendar month and the Buildings Insurance £12.72 per calendar month. There is a stipulation in the title deeds that the property cannot be used for holiday letting. Please refer to the legal pack for more information.

DIRECTIONS

From the Red Lion Public House proceed west along Cliff Road, passing the Fisherman's Arms and then take a sharp right turn on to Higher Green Street. The development will be seen after a short distance on the left hand side. If using What3words [armful.prowling.barrel](https://www.what3words.com/)

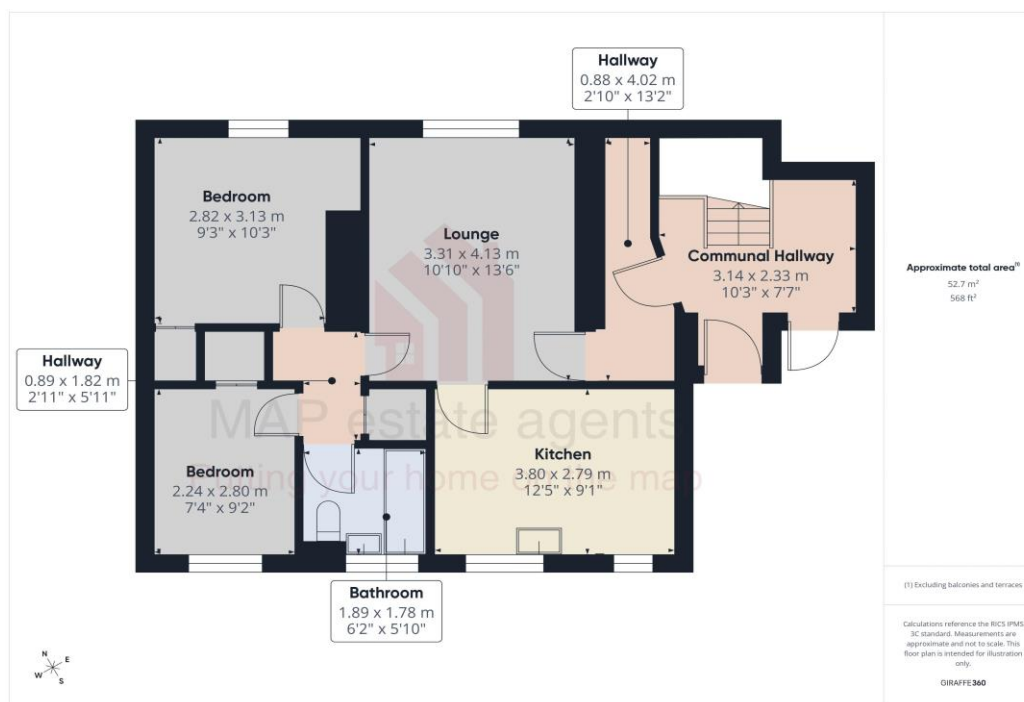


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Ground floor flat
- Two bedrooms
- Double glazing
- Gas central heating
- Updating required
- 999 year lease
- Offered for sale chain free
- Desirable village location
- For sale by online auction on 5th November 2026
- In conjunction with Clive Emson Auctioneers



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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