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CAMEL

COASTAL & COUNTRY




# 23 Kingsley Cove

Sandy Road, Porthtowan, TR4 8UD

## Guide Price £348,000

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**The Property**
Located within easy walking distance of the stunning beach at Porthtowan, 23 Kingsley Cove is an attractive three-storey home that is perfect for keen surfers and general beach lovers alike. It would make an excellent permanent residence, coastal retreat or holiday letting opportunity.

The ground floor accommodation begins with a welcoming entrance hall, leading through to the kitchen/breakfast room. From here, you can access the living room, which features a multi-fuel stove creating a cosy focal point for the room. An archway leads through to the bright conservatory, which provides an additional reception space and enjoys direct access onto the patio garden, as well as views down towards the sea.

The remaining accommodation is arranged over the first and second floors, with three bedrooms, a family bathroom and an en-suite WC. The first floor offers two bedrooms and the main family bathroom, while the entire top floor is given over to an impressive master bedroom, complete with an en-suite WC and useful storage.

One of the property's most appealing features is the sea outlook, which can be enjoyed from the master bedroom and second bedroom, as well as from the conservatory and patio garden. The outside space therefore provides a lovely setting in which to relax and enjoy the coastal surroundings.

To the front of the property is an additional garden, as well as off-road parking for two vehicles. Porthtowan Beach and the village's amenities are within easy reach, while the property is also well placed for access to Truro and the wider north Cornwall road network.

**Front Garden**
12'7 x 9'0 (3.84m x 2.74m)
Enclosed garden with storage and front door into:-

**Entrance Hall**
5'11 x 3'3 (1.80m x 0.99m)

**Kitchen/Breakfast Room**
11'10 x 12'7 (3.61m x 3.84m)

**Living Room**
12'7 x 12'2 (3.84m x 3.71m)

**Conservatory**
11'8 x 1'10 (3.56m x 0.56m)

**First Floor Landing**
10'9 x 5'11 (3.28m x 1.80m)

**Bedroom Two**
12'7 x 9'4 (3.84m x 2.84m)
With sea views

**Bathroom**
6'5 x 5'10 (1.96m x 1.78m)

**Bedroom Three**
8'6 x 6'2 (2.59m x 1.88m)

**Lobby to Top Floor**

**Master Bedroom**
12'7 x 12'6 (3.84m x 3.81m)
With sea views

**En-Suite WC**
5'6 x 3'4 (1.68m x 1.02m)

**Storage and eaves storage**

**Rear Gardens**
14'0 x 12'0 (4.27m x 3.66m)
Patio gardens with rear access and sea views.

**Parking**
There is a driveway to the front with parking for one car and one more space opposite the property.

## Directions
Sat Nav: TR4 8UD
What3words: ///acrobatic.january.batches

For further information please contact Camel Coastal & Country.

## Property Information
Age of Construction:
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: E
Tenure: Freehold

## Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.










## Road Map



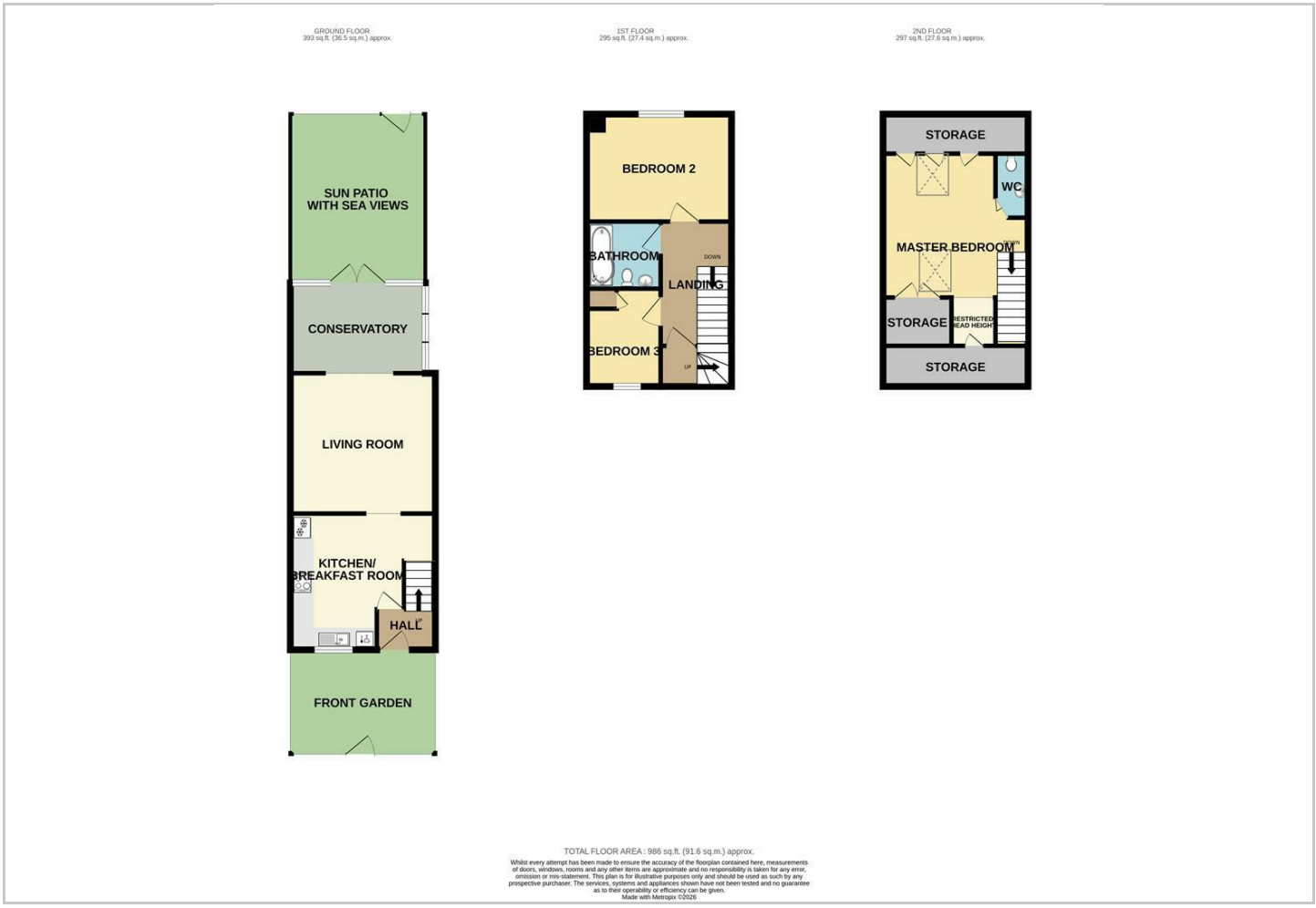

## Hybrid Map




## Terrain Map



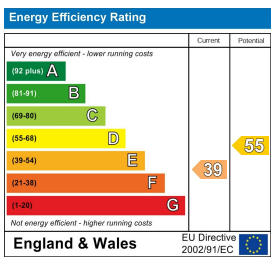

## Floor Plan




## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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