

EST. 1999

C A M E L

COASTAL & COUNTRY



18 Sea View Crescent

Perranporth, TR6 0FN

Guide Price £560,000



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The Property

Occupying an elevated position with breathtaking panoramic views across Perranporth's famous beach and coastline, this impressive four bedroom detached family home offers spacious and versatile accommodation arranged over two floors, perfectly designed to make the very most of its spectacular setting.

The ground floor comprises three generous double bedrooms, including a superb master bedroom with modern en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, while a practical utility and an exceptionally useful large store room provide excellent additional space for everyday family living. A fourth bedroom and additional shower room can be found on the first floor.

The heart of the home is found on the first floor, where a stunning open-plan kitchen, dining and family room enjoys an abundance of natural light and provides the ideal space for entertaining or relaxing. Both the kitchen and family area open directly onto the rear balcony, where you can overlook your rear garden.

The spacious living room is equally impressive, featuring access to the large front balcony where the truly outstanding views can be enjoyed.

Externally, the property benefits from a car port and two tiered rear gardens.

Situated within easy reach of Perranporth's vibrant village centre, renowned beach, coastal walks, cafés and restaurants, this exceptional home is perfect as a family home, lock up and leave holiday home or holiday investment property.

Entrance Hall

Master Bedroom

14'6 x 10'2 (4.42m x 3.10m)

En-Suite Shower Room

7'1 x 6'2 (2.16m x 1.88m)

Bedroom Two

10'8 x 8'11 (3.25m x 2.72m)

Bedroom Three

10'4 x 8'11 (3.15m x 2.72m)

Family Bathroom

10'2 x 5'11 (3.10m x 1.80m)

Utility Room

5'9 x 4'4 (1.75m x 1.32m)

Storage

7'4 x 5'9 (2.24m x 1.75m)

Rear Porch

5'1 x 4'10 (1.55m x 1.47m)

Landing

Living Room

16'1 x 10'7 (4.90m x 3.23m)

Balcony (front)

16'1 x 6'5 (4.90m x 1.96m)

Family Room/Diner

16'0 x 13'10 (4.88m x 4.22m)

Balcony (rear)

17'3 x 5'4 (5.26m x 1.63m)

Kitchen

15'4 x 5'4 (4.67m x 1.63m)

Bedroom Four

10'2 x 8'11 (3.10m x 2.72m)

Shower Room

7'0 x 5'0 (2.13m x 1.52m)

Carport Parking

Providing parking for two cars.

Gardens

The gardens are laid out on two levels to the rear of the home. The lower level is a sheltered patio area with steps that lead up to the lawned gardens. To the front there is a small garden area and there are the two balconies, one to the rear overlooking the gardens and the main one to the front with the stunning sea views.

Directions

Sat Nav: TR6 oFN

What3words: ///conjured.deeper.invest

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2020

Construction Type: Block

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC:

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

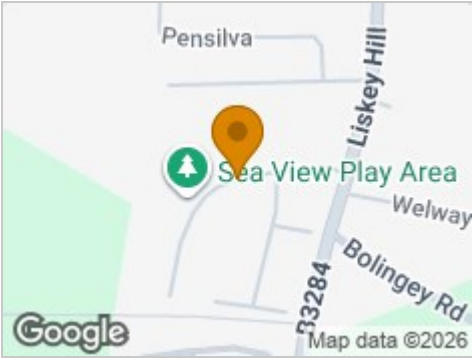
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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.

DATA PROTECTION ACT 2018

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Road Map



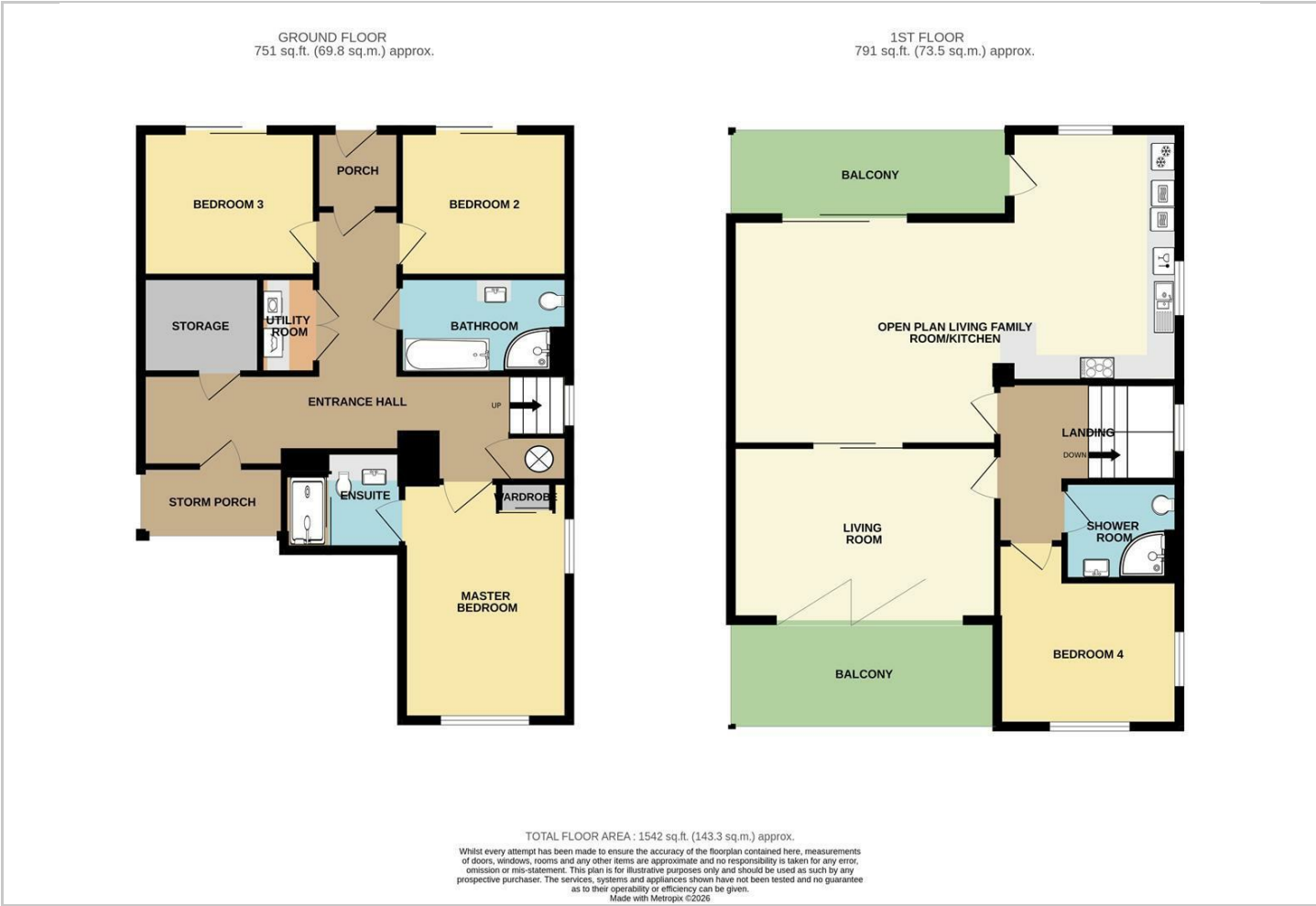
Hybrid Map



Terrain Map



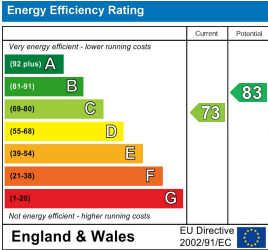
Floor Plan



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.