

**Westcliffe, Alverton Road,
Penzance, TR18 4TQ**









WESTCLIFFE, ALVERTON ROAD, PENZANCE, TR18 4TQ

ASKING PRICE £850,000 - FREEHOLD

A beautifully presented semi-detached 5 bedroom period residence with gardens and garage situated on the outskirts of Penzance and enjoying sea views from the front elevation.

- * SPACIOUS ACCOMMODATION * FIVE BEDROOMS * TWO STUDIES ***
- * TWO LIVING ROOMS * DINING ROOM * KITCHEN/BREAKFAST ROOM ***
- * CONSERVATORY * FRONT AND REAR GARDENS ***
- * PARKING FOR SEVERAL VEHICLES * DETACHED GARAGE ***
- * MANY PERIOD FEATURES * EPC = D * COUNCIL TAX = F ***

Situated in the outskirts of Penzance, yet within level distance of the town and the Promenade, is this semi-detached former gentlemen's residence retaining many period features with stained glass Mullion windows, ceiling roses, cornicing, deep skirting boards, plate racks and picture rails. The spacious and flexible accommodation comprises of large entrance hall with ground floor lounge, study, dining room, kitchen/breakfast room with large walk in pantry and Aga cooker, and conservatory to the rear. On the first floor there is a south facing large lounge with bay windows to the front enjoying views across Mount's Bay, double bedroom with en-suite cloakroom, shower room and further double bedroom with bay window to the rear. First floor landing with stained glass Mullion windows to the side leads to the second floor with a further two double bedrooms, one of which has en-suite shower, and family bathroom. Stairs from the second floor leads to the third floor with another bedroom/study with Velux window to the rear. Property is approached over a driveway with parking for several vehicles leading to the detached garage with roller door. Gardens to the front are laid to lawn and to the rear are enclosed by granite wall with areas laid to raised vegetables bed and flower borders. The property is double glazed and gas centrally heated and enjoys the aforementioned sea views from the front and is offered for sale with no onward chain.

External granite steps with wooden canopy over into wooden front door with glazed skylight into outer:

HALLWAY: Deep skirting board, dado rail, polished floor, window to side, half glazed door with stained glass side panels and skylights with brass door furniture into the:

MAIN HALLWAY: Turn staircase rising with cupboard under polished stone floor, period features to ceiling roses, cornicing, plate racks and deep skirting boards. Door to:

LOUNGE: 19' 0" into bay x 14' 0" (5.79m x 4.27m) Double glazed bay window to front, sash window to side, two radiators, ceiling roses, cornicing, picture rail and deep skirting boards. Tiled fire place to one wall with wooden mantle and surround.

STUDY: 12' 0" x 8' 0" (3.66m x 2.44m) Double glazed sash window to the front, fire place to one wall with cupboards and shelves either side, radiator.

INNER HALLWAY: Period features, built-in coats hanging rack, doors to:

DINING ROOM: 21' 5" into bay x 14' 0" (6.53m x 4.27m) Double glazed bay window into side and picture window to rear, radiator, period features to include plate rack, fire place to one wall with surrounds and mantle, shelves and cupboard to one side.

KITCHEN/BREAKFAST ROOM: 18' 0" x 14' 0" (5.49m x 4.27m) Sash windows to side and rear, two hot plates Aga with built-in cupboard to one side, range of base cupboards with worksurface, tiling and glazed cupboard over central island, plumbing for dishwasher, ceramic sink, walk in pantry with sash window to rear. Half glazed door into:

CONSERVATORY: 12' 0" x 10' 0" (3.66m x 3.05m) Tiled floor, glazed to two sides with low walls under, polycarbonate roof, doors to:

WASHROOM: Tiled floor and wash hand basin and cloakroom with skylight with tiled floor, heated towel rail and WC. Patio and further door from conservatory to rear garden and driveway.

FIRST FLOOR LANDING: Stained glass Mullion windows to side, radiator, stairs rising, cupboard housing hot water tank, doors to:

LIVING ROOM: 22' 7" x 19' 4" into bay (6.88m x 5.89m) Double glazed bay and sash window to front enjoying sea views and further sash to side. Fire place to one wall, built-in shelving, three radiators.

BEDROOM ONE: 19' 4" into bay x 14' 0" (5.89m x 4.27m) Double glazed bay window to side and sash window to rear, two radiators, range of built-in wardrobes to one wall, door to:

EN-SUITE CLOAKROOM: Double glazed sash window to rear, radiator, pedestal wash hand basin, WC, shaver light and point.

SHOWER ROOM: Sash window to side, WC, fully tiled mains shower cubicle, heated towel rail, pedestal wash hand basin with shaver light and point over.

BEDROOM TWO: 15' 4" x 14' 7" into bay (4.67m x 4.44m) Double glazed bay window to rear, radiator.

SECOND FLOOR: Velux window to side, stairs rising with cupboard under.

BEDROOM THREE: 15' 7" x 14' 2" (4.75m x 4.32m) Sash window to front with views across Mount's Bay, radiator, double wardrobe.

EN-SUITE: WC, pedestal wash hand basin, radiator, fully tiled shower cubicle with extractor fan.

BEDROOM FOUR: 18' 0" x 11' 0" (5.49m x 3.35m) Sash window to side, radiator, three built-in wardrobes.

BATHROOM: Velux window, pedestal wash hand basin, WC, radiator, panel bath with mixer shower over. door into:

LOFT SPACE: Velux window and Worcester boiler.

Stairs from second floor landing leads to the third floor.

BEDROOM FIVE/STUDY: 10' 4" x 10' 0" (3.15m x 3.05m) Velux to rear, radiator, storage into eave space.

OUTSIDE: Driveway leads to the side and rear of the property towards parking for several vehicles and the:

DETACHED GARAGE: 20' 6" x 13' 0" (6.25m x 3.96m) With roller door, three windows to side, power and light.

FRONT GARDEN: Laid to lawn with established plants and shrubs borders.

REAR GARDEN: There is a block built utility room with plumbing for washing machine and Belfast sink. The garden is fully enclosed by granite wall and laid to established plant borders with raised vegetable beds. Outside tap.

SERVICES: Mains water, electricity, gas and drainage.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

MARSHALL'S PARK LANE OFFICE: 0207 0791476

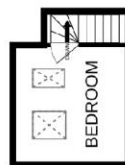
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

ANTIMONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

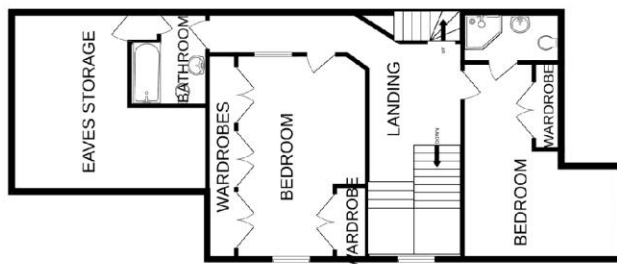
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

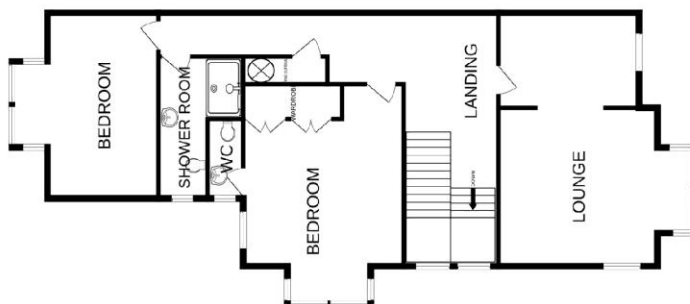
3RD FLOOR



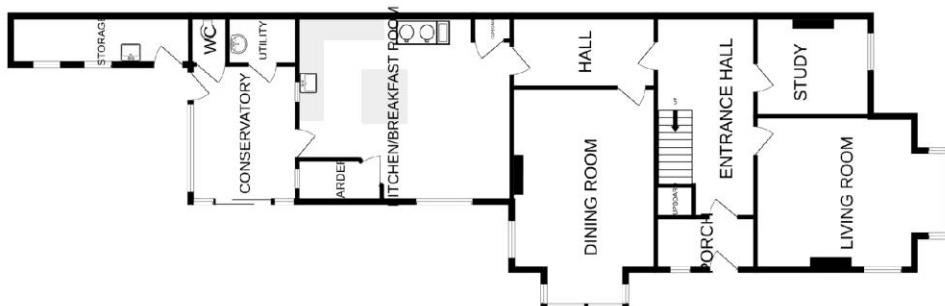
2ND FLOOR



1ST FLOOR



GROUND 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 is not a contract and should be used as such by any prospective purchaser. The services shown and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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