



Battery Hill, Portreath, Redruth, Cornwall, TR16 4NR £365,000

- Envious Position • Two Bedrooms • Two Reception Rooms • Sun Room • Shower Room • W.C • Kitchen • Viewing Highly Recommended • Double Glazing • EPC - E



Description

A wonderful opportunity to purchase a substantial and well presented semi-detached property, enjoying stunning sea views on Battery Hill. The accommodation briefly comprises 2 bedrooms, sitting room, dining room, sun room, bathroom with shower cubicle, w.c and kitchen. Along with a decked area also enjoying fine sea views.

Situation

Portreath is a popular town on the north coast of Cornwall, with some of the country's best surfing beaches. Amenities include a variety of shops, bakery, cafes and pubs, in addition to the beach there is a nearby access to north Cornwall coastal path.

Accommodation

Entrance Hall Stairs rising to first floor, doors leading to ...

Sitting Room 14'5" maximum x 12'8" (4.4m maximum x 3.86m)
Feature fireplace, window to front overlooking Portreath beach.

Kitchen 10' x 11'5" (3.05m x 3.48m) Range of floor and wall mounted kitchen units, sink with drainer, four-point hob, window to rear.

Bathroom 8' x 8'5" (2.44m x 2.57m) Low level W.C, wash hand basin, shower cubicle and bath.

Dining Room 8'9" x 9'1" (2.67m x 2.77m) Double doors leading out onto a decked area with some lovely sea views.

First Floor Landing Stairs leading to the ground floor, doors leading to ...

Bedroom Two 10'4" x 11'3" (3.15m x 3.43m) Window to rear.

Bedroom One 10'9" x 16'7" (3.28m x 5.05m) Two windows overlooking Portreath beach, double doors leading to the sun room.

Sun Room 9' x 10'3" (2.74m x 3.12m) A sizeable room benefiting from some fine coastal views, with a door leading to the first floor balcony.

Balcony The property benefits from this first floor balcony, which enjoys some spectacular views over Portreath and the nearby beach.

W.C Low level W.C and wash hand basin.

Outside The property is approached via steps leading from Battery Hill up to the property. There is an area of patio to the front and patio to the rear.

Directions

From Camborne head out towards Tehidy, upon reaching Mount Wisell Road, turn right and then take the second left hand turning signposted to Portreath. Continue along the road and at the crossroads turn left, proceed along Cot Road heading towards Portreath. Upon entering Portreath continue down the hill on the sweeping right hand bend, turn left into Battery Hill and the property will become evident a short distance on the left hand side.



GROUND FLOOR





Energy Efficiency Rating (EPC):



Viewing Information

Viewing by appointment with the agents;

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Property Fact Sheet Ref: [CAM130261](#)



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