

1 Channel View Apartments Sunny Corner, Coverack, TR12 6SZ

£175,000 Leasehold

CHRISTOPHERS

ESTATE AGENTS

1 Channel View Apartments Sunny Corner

- ONE BEDROOM APARTMENT
- BEAUTIFULLY PRESENTED
- ALLOCATED PARKING
- ACCESS ONTO THE COASTAL FOOTPATH
- MAGNIFICENT SEA VIEWS
- LEASEHOLD
- COUNCIL TAX B
- EPC E41







An opportunity to purchase a beautifully presented one bedroom apartment enjoying a spectacular, coastal and marine view in the highly regarded village of Coverack.

It is situated in the well regarded Sunny Corner area of Coverack overlooking Perprean cove and has direct access onto the South West coastal footpath. It is one of four individual properties that sit in this converted guest house and has the benefit of parking at the rear.

In brief the property comprises of an open plan living area with bay windows enjoying the magnificent views, bedroom and shower room. To the outside there is a seating area enjoying the fabulous marine outlook and there is also the benefit use of a communal laundry room.

Coverack itself is a quintessential Cornish fishing village being situated on the Lizard Peninsular, which has been designated as an area of outstanding natural beauty. The cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school. St Keverne village is a short drive away and has a number of shops, also a doctors surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

THE ACCOMMODATION COMPRISES (dimensions approx)

From the communal entrance hallway there is a door to an inner hallway with two attractive pendant glass lights and coat hanging space. There is a door to the bedrooms and doors to an open plan living area and kitchen.

OPEN PLAN LIVING AREA AND KITCHEN 19'8" x 12'1" (6.0 x 3.69)
A fabulous space with glazed French doors that lead out onto the seating area. The room has wood effect flooring and to one end there is a kitchen which comprises stone effect worktops with one and a half bowl sink drainer unit and touch control electric hob, hood over. There is a built-in stainless steel oven with spaces being provided for a washing machine and fridge. There are a mix of base and drawer units under, wall units over and tiled splash backs. There is a feature electric living flame remote control fire with the area is lit by two attractive glass pendant lights.

BEDROOM 10'8" x 8'9" (3.26 x 2.68)
With a shelf and a window to the rear aspect, opening to the rear hallway area with ladder style chrome drying radiator and shelf, along with a useful built-in cupboard with hanging space. A door to the shower room.

SHOWER ROOM
With glazed and tiled walk-in shower cubicle with tiled splash back. A wash hand basin, with shelf, mirror, light and a shaver socket over. A concealed cistern w.c., extractor, electric down flow heater and tiling to the wall and floors.

COMMUNAL LAUNDRY ROOM/STORAGE AREA 9'10" x 7'2" (3.0 x 2.2)
A useful space with a sink drainer with cupboards under. There is shelving and coat hanging space.

SERVICES
Mains water, electricity and drainage.

AGENTS NOTE ONE
The property is Leasehold and has the remainder of a 999 year lease, which, we understand, was granted on 30th November 2001.

AGENTS NOTE TWO
We are advised that the current annual service charge and ground rent is £740 payable by four equal instalments of £185.













AGENTS NOTE THREE

We are advised the property has an airing cupboard in the communal hallway and has slatted drying shelves and houses the hot water cylinder.

COUNCIL TAX

Council Tax Band B

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

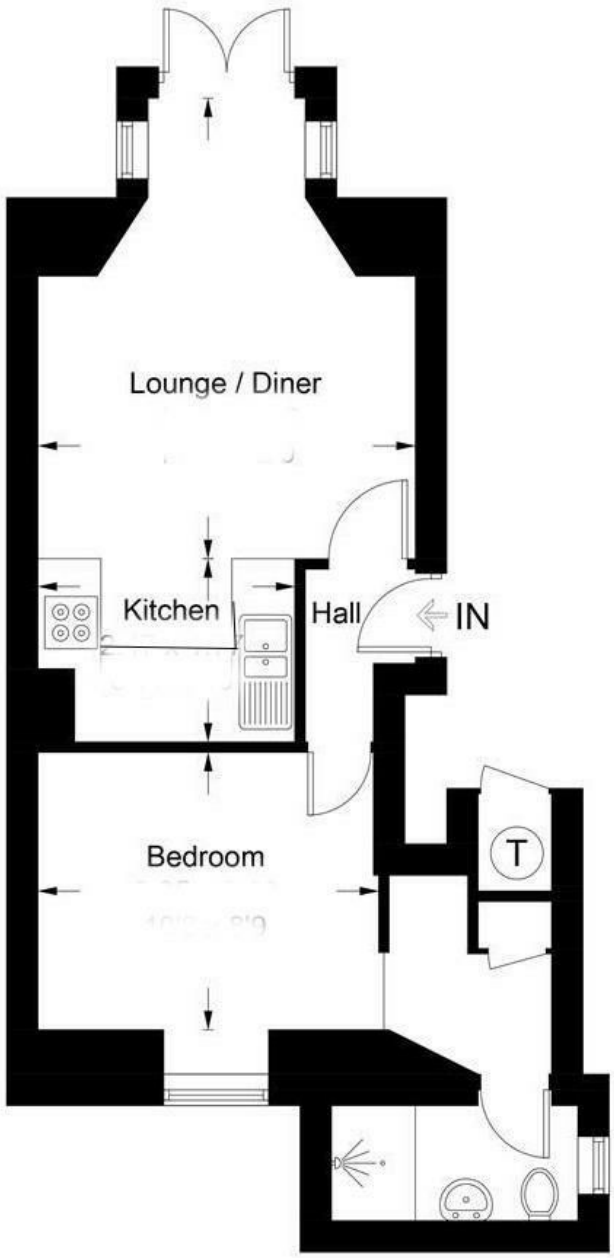
20th June 2025.

FLOOD RISK

Riiver & Sea Very Low Surface Water Very Low.

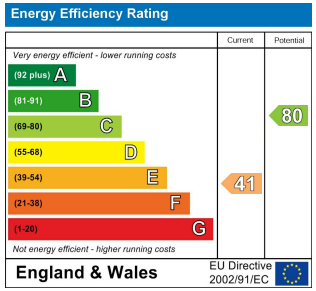
WHAT3WORDS

stop.bombshell.bedrock



Ground Floor

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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