



9 Sunset Gardens, Porthleven, TR13 9BS

£280,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

9 Sunset Gardens

- DETACHED DORMER BUNGALOW
- REQUIRING FURTHER RENOVATION
- PLANNING DETAILS ON REQUEST
- POTENTIAL FOR FOUR BEDROOMS
- SUN ROOM
- RURAL & COASTAL VIEWS
- FRONT & REAR GARDENS
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - E44







An opportunity to purchase a detached, dormer bungalow which is partly renovated, in the Cornish fishing village of Porthleven.

Situated in the well regarded residential area of Sunset Gardens, is this detached, dormer bungalow. The property which is midway through its renovation will provide three/four bedrooms with conservatory and enjoys views over the village, out to sea and the rugged Cornish coastline. The plans which can be found on the Cornwall Council Planning Portal using the reference number: PA20 02650 will allow one to create a spacious family home situated on a good sized plot.

In brief, the property will comprise a hall, bathroom, living room, kitchen, two bedrooms, sun room, and completing the ground floor a side porch. On the first floor is a lounge, further bathroom and bedroom. We are advised by the owners that the first floor accommodation could be configured to provide two bedrooms, bathroom and a study/dining area. To the outside there are gardens to the front and rear which are of good size, with the rear garden mainly laid to lawn.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

DIRECTIONS

From our Porthleven office proceed up Fore Street and bear right on to Wellington Road. Proceed along Wellington Road passing the Public Hall on your left hand side and you will come to a junction with Sunset Drive on your right. Take the turning on to Sunset Drive and then take the next turning on your left into Sunset Gardens. Proceed up the hill and take the second right hand turning and the property will be found after a short distance on your right hand side.

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/>

DATE DETAILS PREPARED.

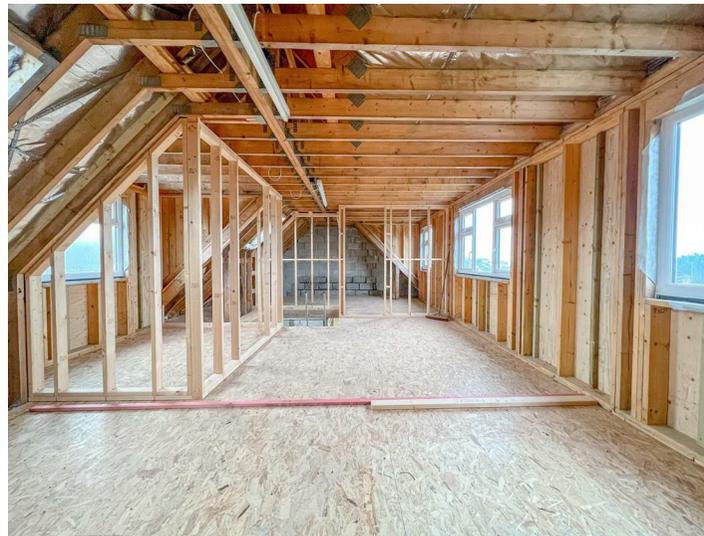
31st May, 2025.

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.

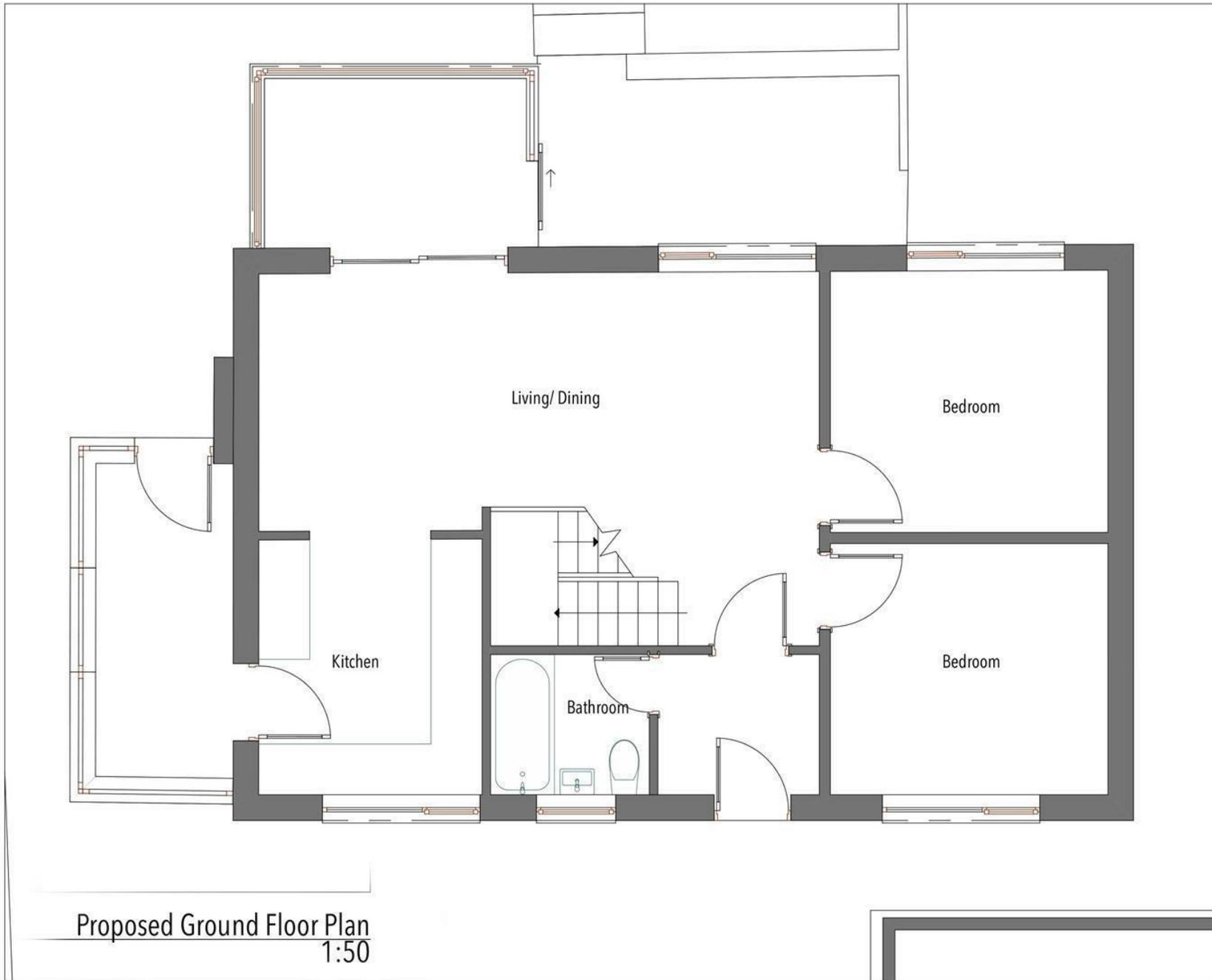




Proposed First Floor Plan

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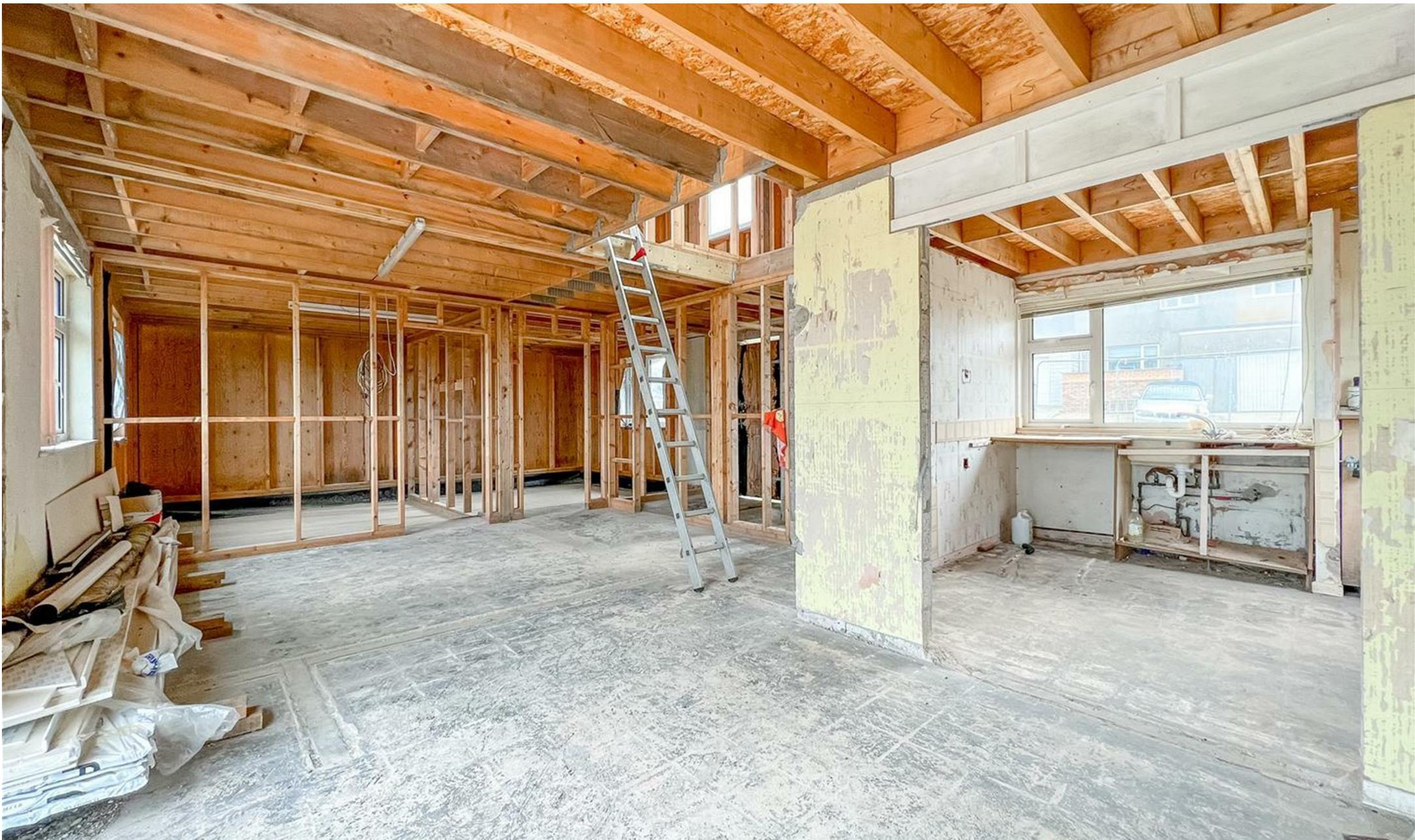
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and courtyard gardens, as well as fixtures and fittings, cannot have their accuracy guaranteed for intending purchasers. Lesser 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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