



11 Sunset Gardens, Porthleven, TR13 9BT

£335,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

11 Sunset Gardens

- THREE/FOUR BEDROOMS
- DETACHED DORMER BUNGALOW
- END OF CUL-DE-SAC POSITION
- PARKING & GARDENS
- POPULAR RESIDENTIAL AREA
- UPVC DOUBLE GLAZING AND LPG CENTRAL HEATING
- SOLAR PANELS
- FREEHOLD
- COUNCIL TAX BAND D
- EPC E44







Situated at the end of a cul-de-sac in the popular residential area of Sunset Gardens, is this detached, spacious three/four bedroom dormer bungalow. The residence, which benefits from UPVC double glazing, LPG central heating, electric radiators and storage radiators. We are also advised that the property benefits from solar panels which are owned outright by the property. There is a fireplace, which we are advised is in working order. There is parking for a number of cars and a good sized rear garden with well established plants and shrubs.

In brief, the accommodation comprises a hall, kitchen, dining room/bedroom four, inner hallway, bathroom and completing the ground floor, a lounge. On the first floor there are three bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs, as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distance and these include national stores, cinema and sports central with indoor swimming pool.

Situated between Helston and Porthleven, is the beautiful Penrose Estate, managed by The National Trust and conveniently located for its walks and trails through the Cornish countryside around Loe Pool, Cornwall's largest natural fresh water lake. Porthleven has a prize winning brass band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With a door to the rear of the residence and a door to

KITCHEN 11'9" x 10'6" (3.58m x 3.20m)

With working top surfaces, incorporating a one and half bowl ceramic sink unit with drainer, cupboards and drawers under and cupboards over. There is space for a washing machine, oven and a fridge. Outlook to the rear of the residence. A window to the hall. A door to the inner hall and a door to

DINING ROOM 12'3" x 8'9" (3.73m x 2.67m)

A dual aspect room with an outlook to the front and side of the residence, with views up the hill and across to Newlyn. Benefiting from built-in cupboards.

INNER HALL

With stairs to the first floor, understairs storage and patio doors to the rear garden. There is a door to a former w.c., which we are advised has plumbing should one wish to reinstate, bathroom and a door to

LOUNGE 17'3" x 12' (maximum measurements) (5.26m x 3.66m (maximum measurements))

A dual aspect room with an outlook to the side and gardens. There is an attractive feature fireplace, which we are advised is in working order, with wood mantel over.

BATHROOM

Comprising a bath with mixer taps and shower over, pedestal wash handbasin, close coupled w.c. and two towel rails. There are partially tiled walls and a frosted window to the rear.

FORMER W.C.

With wall mounted handbasin and a frosted window to the rear. There is no longer a w.c. in this room, however, the vendor advises us that there is still plumbing for a w.c. to be reinstated.

STAIRS AND LANDING

With doors to all bedrooms. Built-in cupboard housing the boiler.

BEDROOM ONE 12'10" (plus door recess) (3.91m (plus door recess))

With an outlook over the rear garden.





BEDROOM TWO 11'9" x 8'3" (narrowing to 8'3") (3.58m x 2.51m (narrowing to 2.51m))

With an outlook to the side and over properties to open countryside and towards Tregonning Hill.

BEDROOM THREE 8'9" x 8'9" (2.67m x 2.67m)

Outlook to the side of the property and distant sea glimpses. There is an access to the loft.

OUTSIDE

To the front of the property is parking for a number of vehicles, whilst to the side is a good sized enclosed garden.

GARAGE

With up and over door, power and tap.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

The owner advises us the roof will need to be fully re-felted imminently,

WHAT3WORDS

///alley.villas.embodyed

ANTI-MONEY LAUNDERING

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

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/>

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.

29th January 2026.





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	44	73
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 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 purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.



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