



## Harbour Watch 4 Monterey, Porthleven, TR13 9JR

£325,000 Leasehold

**CHRISTOPHERS**  
ESTATE AGENTS

## Harbour Watch 4 Monterey

- SUPERB DUPLEX PURPOSE BUILT TWO BEDROOM APARTMENT
- SITUATED IN THE HEART OF THE POPULAR CORNISH FISHING VILLAGE
- VIEWS ACROSS THE VILLAGE & INNER HABROUR
- LOVELY PATIO AREA
- UNDERFLOOR HEATING & DOUBLE GLAZING
- EN SUITE BATHROOM
- LEASEHOLD
- COUNCIL TAX B
- EPC C80







Situated in the heart of the highly sought after Cornish fishing village of Porthleven, this superb duplex, purpose built two bedroom apartment offers stylish coastal living with delightful views across the village and towards the inner harbour.

The property enjoys a bright and contemporary feel, benefiting from under floor heating and double glazing for year round comfort. A particular highlight is the good size patio area providing a pleasant spot to sit back and relax.

In brief, the well presented accommodation comprises an entrance hall, open plan lounge/kitchen/diner and completing the ground floor a W.C. On the first floor is a shower room and two bedrooms the master of which benefits from an en suite bathroom.

To the outside is a residence carpark located to the rear of the building with the owners of Harbour Watch having the right to park in an unallocated space.

Porthleven is Britain's most southerly port, celebrated for its thriving harbour, surf-friendly beach, renowned food scene, and welcoming year-round community. With local shops, galleries, pubs, a primary school, doctors' surgery and even a brass band, it's a village that offers both charm and practicality in equal measure.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **ENTRANCE AREA**

With tiled floor, stairs to the first floor, door to the lounge/kitchen/diner and door to

##### **W..C**

Having a W.C. with wall mounted wash basin with mixer tap over. There is a tiled floor.

**LOUNGE/KITCHEN/DINER 32'6" (narrowing to 27'3") x 14'3"**  
(narrowing to 10 (9.91m (narrowing to 8.31m) x 4.34m  
(narrowing to 3)

A superb, open plan room which is dual aspect with views over the village. Double doors open onto the front patio and there is a built-in understairs cupboard.

#### **KITCHEN AREA**

Comprising an attractive kitchen with stone working top surfaces incorporating a one and a half bowl inset sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. An array of built-in appliances including an oven with hob and hood over, microwave, dishwasher and fridge/freezer.

#### **STAIRS AND LANDING**

With doors to both bedrooms, a built-in cupboard with water tank and door to

#### **SHOWER ROOM**

Comprising shower cubicle, close coupled W.C. and a wall mounted wash basin with mixer tap over. There is a tiled floor, partially tiled walls and a heated towel rail.

**MASTER BEDROOM 14'3" (narrowing to 12'3") x 14' (narrowing to 10' (4.34m (narrowing to 3.73m) x 4.27m (narrowing to 3)**  
With double doors opening onto a Juliet balcony and having two built-in wardrobes and an airing cupboard. Door to

#### **EN SUITE**

An en suite bathroom comprising of a bath with mixer tap and shower attachment over, wall mounted wash basin with mixer tap over and a W.C. with concealed cistern. There is a tiled floor, partially tiled walls, heated towel rail and built-in mirrored bathroom units.

#### **BEDROOM TWO 11' x 9'6" (3.35m x 2.90m)**

With outlook to the rear having a built-in wardrobe.

#### **SERVICES**

Mains electricity, water and drainage.





#### **WHAT3WORDS**

elections.fail.s.havens

#### **AGENTS NOTE ONE**

We are advised that the property is a leasehold with the remainder of a lease created in July 2008 for 200 years.

#### **AGENTS NOTE TWO**

There is a ground rent of £125 per annum and a service charge which is payable depending on what work and maintenance has been carried out that year and we have been advised by the current owners that last year this was approximately £500.

#### **AGENTS NOTE THREE**

We are advised that parking is unallocated for owners of The Monterey.

#### **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.

#### **ANTI-MONEY LAUNDERING**

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

#### **COUNCIL TAX**

Council Tax Band B.

#### **DATE DETAILS PREPARED.**

23rd February 2026.

#### **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/>

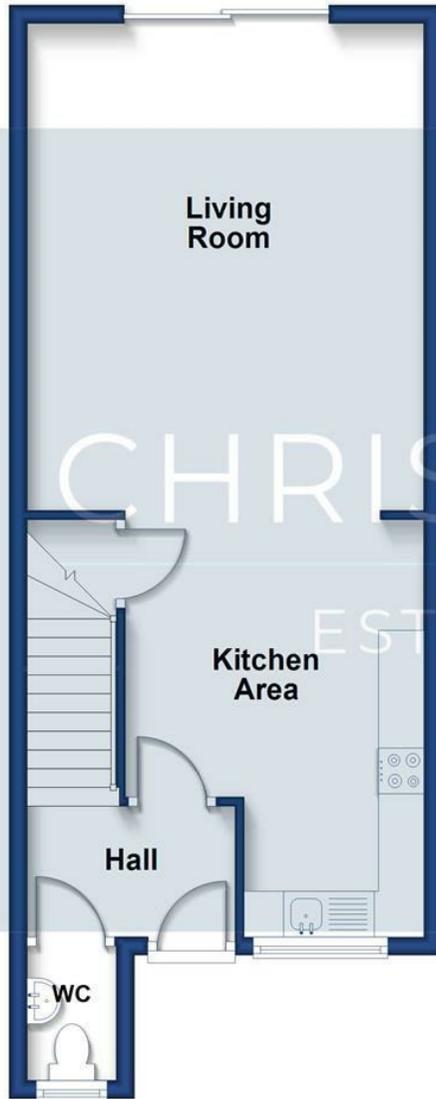
#### **PROOF OF FINANCE - PURCHASERS**

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.

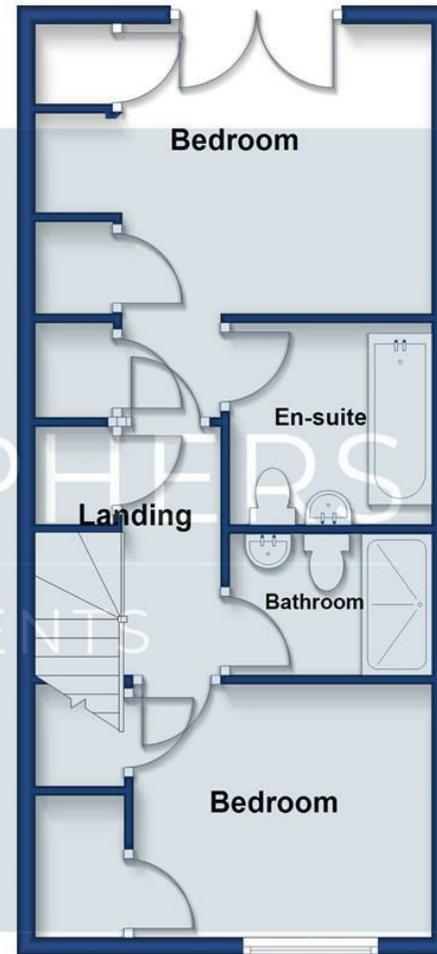




**Ground Floor**  
Approx. 45.2 sq. metres (486.2 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.7 sq. feet)



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Total area: approx. 88.8 sq. metres (955.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 communal gardens as well as fence and house 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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