



4 Prah View, Chy An Dour Road, Praa Sands, TR20 9SY

£525,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

4 Prah View, Chy An Dour Road

- LUXURY TWO BEDROOM APARTMENT
- EN SUITE MASTER BEDROOM
- STUNNING SEA VIEWS
- CONTEMPORARY & MODERN LIVING
- PLEASANT TERRACE AREA
- MOMENTS TO THE BEACH
- LEASEHOLD
- COUNCIL TAX D
- EPC 80C

A fabulous two bedroom contemporary apartment in a luxury development enjoying stunning sea and coastal views.

Built by a well regarded developer in 2017 the apartment is fitted and finished to a high standard with a quality kitchen with Neff appliances, Villeroy & Boch fitted bathrooms and en-suites. Other refinements include oak internal doors with polished/satin chrome hard wear and oak effect flooring to the living areas with carpeted bedrooms. A modern air source heat pump provides heating and hot water.

To the outside of the apartments there is a landscaped communal garden and to the rear is a tarmac paved parking and bin storage area.







Praa Sands is situated approximately mid way between the towns of Helston and Penzance. It is famous for its long sandy beach, well regarded by local surfers and lifeguarded during the season. Amenities include a public house, beach bar, golf course, health club and restaurant. Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington. An international airport with regular flights to UK cities including London Gatwick is in Newquay some 42 miles distant.

Altogether a wonderful opportunity to acquire a superior home in a coveted seaside location.

DOOR TO

HALL

With door to lounge/kitchen/diner, bathroom, both bedrooms, having a built in cupboard

LOUNGE/KITCHEN/DINER 29'10" x 13'5" (9.1m x 4.1m)

A wonderful space with modern open plan living with bi-fold doors to take full advantage of the marine vistas and opening on to the terrace. There is a superb modern fitted kitchen with quality built-in appliances including oven, induction hob, hob hood, dishwasher, microwave, wine fridge and fridge freezer. There is also a breakfast bar arrangement along with two windows to the side aspect allowing more natural light to flood in.

BATHROOM

A stylish contemporary suite comprising white sanitary ware by Villeroy & Boch including a wash basin with Vado mixer tap, bath with shower over and shower screen and a w.c.. There are tiled floors and walls with tiling and a mirror with built in LED lighting.

BEDROOM ONE 16'8" x 10'0" (5.1m x 3.05m)

Outlook to the front and enjoying fabulous sea views. Benefiting from a built in wardrobe. Door to

EN SUITE

A stylish contemporary suite comprising of white Villeroy & Boch sanitary ware including a w.c., wash basin with Vado mixer tap, shower cubicle and a heated towel rail. There is a tiled floor and tiled walls and a mirror with built in LED lighting.

BEDROOM TWO 13'5" x 10'5" (4.1m x 3.2m)

Outlook to the rear and benefiting from a built in wardrobe.

OUTSIDE

Bi-fold doors from the lounge open on to a pleasant terrace, ideal for alfresco dining and enjoying the expansive marine outlook. To the front of the residence is a landscaped garden which leads down to a pedestrian path which heads towards the beach. At the rear of the property there is a parking space and a bin storage area. Owners are given two further visitor car passes for the extra parking area below the communal gardens.

AGENTS NOTE ONE

The property has a 999 year lease granted in 2017.

AGENTS NOTE TWO

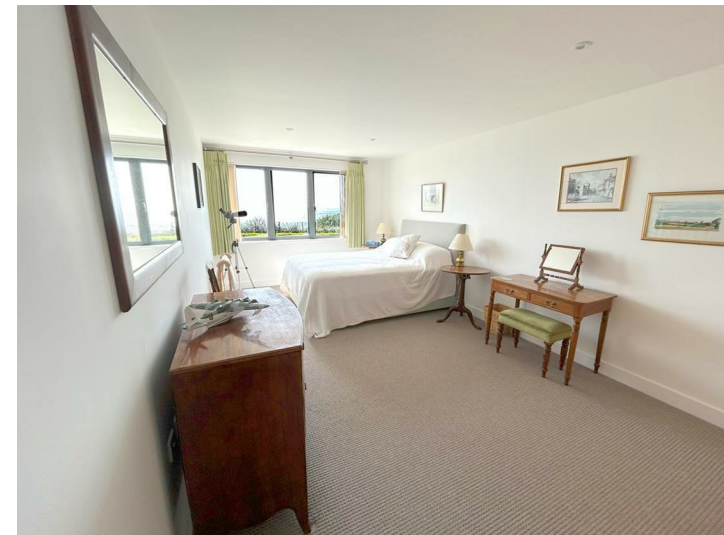
We are advised there is an annual service charge of £1672.00

AGENTS NOTE THREE

Please note that the wall between the hall cupboard and the kitchen isn't curved as shown on the floorplan – the curved wall is straight.

SERVICES

Mains electric, water and private drainage system shared with the other seven properties.





DIRECTIONS

From Helston town centre take the main road to Penzance proceeding through the villages of Breage and Ashton. At the Germoe Cross Roads turn left towards Praa Sands. From Penzance take the road to Helston passing through Rosudgen and Newtown passing the filling station on the right and then after a short distance at Germoe Cross roads turn right towards Praa Sands. Follow the road down the hill and in to the village passing R and J supplies on your right hand side and as the road takes a sharp turn to the right on to Castle Drive, take a left turning onto Chy-An-Dour Road. The property will be found after a short distance on your right hand side.

VIEWING

To view this, or any other property we are offering for sale, simply call 01326 565566

COUNCIL TAX

Council Tax Band D

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

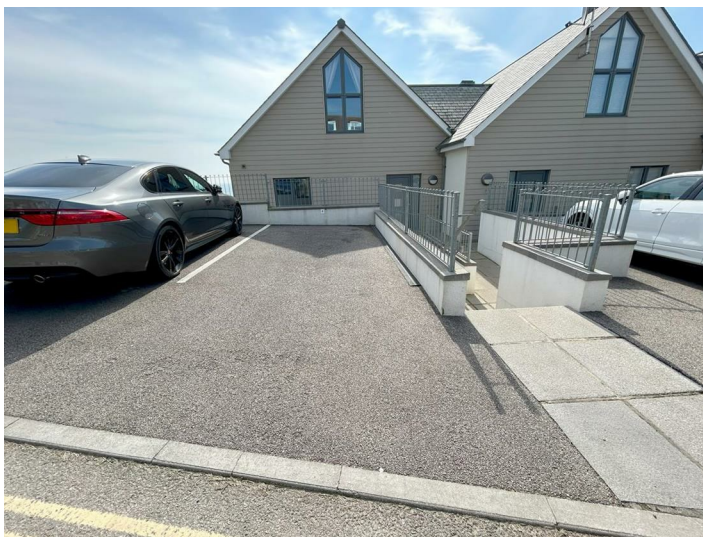
We are required by law to ask all purchasers for verified ID prior to instructing a sale

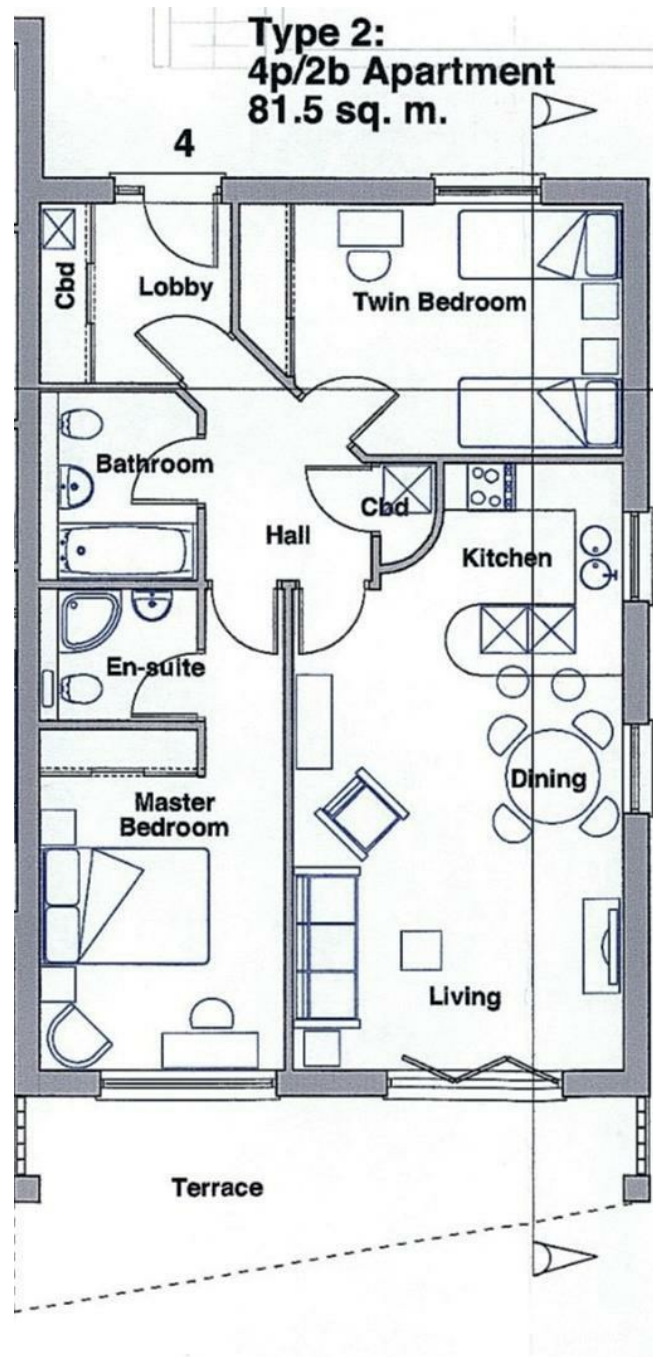
PROOF OF FINANCE - PURCHASERS

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

8th April, 2025.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(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 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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