



Chyreene Court
Riviere Towans
Phillack
TR27 5AF

Asking Price £225,000

- A SUPERBLY PRESENTED TWO BEDROOM APARTMENT SET WITHIN RIVIERE TOWANS
- SEA AND COASTAL VIEWS
 - ENCLOSED BALCONY
 - ALLOCATED PARKING
 - LPG CENTRAL HEATING
 - NO ONWARD CHAIN
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- A MUST SEE PROPERTY!
 - EPC: D61
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 411.00 sq ft



PROPERTY DESCRIPTION

An extremely well presented, two bedroom first floor apartment which has been modernised by the current vendors to a very high standard throughout.

The gas heated and double glazed accommodation briefly comprises; open plan lounge/diner/kitchen, access onto an enclosed balcony offering superb sea and coastal views.

There are two bedrooms and a separate shower room.

Outside the apartment there is a communal, lawned garden, launderette and allocated parking for one car.

LOCATION

Riviere Towans is a beautiful stretch of sand dunes and coastline just outside Hayle, on the north coast of Cornwall.

A quiet, scenic coastal area overlooking St Ives Bay, known for rolling sand dunes ("towans") and wide open views, there is direct access to Hayle Beach, a huge sandy beach stretching for three miles.

Phillack is a picturesque and sought after hamlet on the edge of Hayle, just a short walk from the Towans' sandy beaches with views towards Carbis Bay and St Ives. It's home to the historic Bucket of Blood pub and near Copperhouse Pool's riverside walks. Families benefit from strong local schools, including Penpol School, Bodriggy Academy, Connor Downs Academy, Hayle Academy, and The Cornwall Independent School. Transport links are excellent, with Hayle railway station offering hourly direct trains to Truro in around 25 minutes, frequent bus services (T1, T2, 15) under Cornwall's low-fare Tap & Cap system, and private transfers available to airports and nearby attractions.

Chyreene Court is a small, select development of purpose built apartments, providing easy access down to Hayle Beach and offering superb sea and coastal views.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Front door leading into...

ENTRANCE VESTIBULE

Laminate flooring, radiator, door into lounge/diner and door into...

SHOWER ROOM

Attractively fitted with a white suite, comprising; shower cubicle with electric shower, tiled surround, glass shower door, wash hand basin with monobloc tap, and vanity unit below.

Radiator, obscured double glazed window to the front, low level w/c with push button flush, inset ceiling spot lights,

OPEN PLAN LOUNGE/KITCHEN/DINER

A superb, open plan living room with space for dining table and chairs. Painted wood panelled walls, radiator, built in cupboard housing gas fired boiler. A double glazed window to the rear and a double glazed door

to the rear providing access to a rear balcony.

The balcony offers delightful far reaching sea and coast views and has ample space for a table and chairs, making this an ideal spot for Alfresco dining.

From the living room, open into...

KITCHEN

A modern fitted kitchen with high gloss base and wall mounted units and wood work surfacing over. Space for freestanding fridge/freezer and freestanding cooker, extractor above.

Stainless steel sink and drainer, mixer tap, tiled splash back, double glazed window to the front, inset ceiling spot lights,

BEDROOM

Fitted carpet, panelled walls, radiator, double glazed window to the rear, wall lights and space for freestanding wardrobe.

BEDROOM

Fitted carpet, wood panelled walls, radiator, space for wardrobe, double glazed window to the front, space and plumbing for a washing machine.

OUTSIDE

To the front of the development, there is a communal car park with an allocated parking space for apartment 4, plus visitor spaces.

From the carpark, steps lead up to the entrance to the apartment.

There is a communal garden area for the use of the residence as well as an onsite launderette.

SERVICES

Mains electricity, water and drainage. LPG gas bottles. Council tax band A.

The property is heated via an LPG combination boiler, located within a cupboard in the living room.

Tenure: Leasehold, with share of freehold.

Lease length: 962 years remaining (999 years from 1989)

AGENTS NOTE

Lease available for inspection in the office.

The vendors inform us that they have a share of the freehold of the building.

RESTRICTIONS:

The lease states that no creature, insect or animal may cause annoyance to any owner lessee or occupier of any other flat in the building shall be kept in the flat.

Not to use the flat and not permit the same to be used for any purpose other than for residential purposes nor for any illegal or immoral purpose.

DIRECTIONS

From our office in Hayle, turn left and continue along Fore Street, into Copper Terrace and turn left by the recreation park.



Continue along this road, and follow the road around to the left, past the Bucket Of Blood public house. Continue along Churchtown Road, follow the road around to the right. Go past the entrance to the Haven Holiday Park and continue straight on and take the next right, where Chyreene Court will soon be seen on your left hand side. There is an allocated parking space for number 4.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 962 years remaining (999 years from 1989)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: F

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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Chyreene Court, Riviere Towans, Phillack, TR27 5AF

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾
 411 ft²
 38.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

50 Fore Street
 Hayle
 Cornwall
 TR27 4DY

E: hayle@millerson.com
 T: 01736 754115
 www.millerson.com

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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		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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