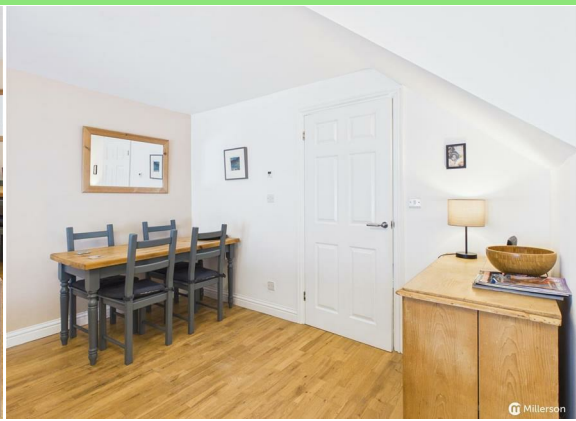




**Brewery Court**  
**Sea Lane**  
**Hayle**  
**TR27 4DP**

**Offers In The Region Of**  
**£225,000**

- 2 BEDROOM DUPLEX APARTMENT WITHIN A GRADE II LISTED BUILDING
  - OPEN PLAN LOUNGE/DINING/KITCHEN
- LIGHT AND AIRY ACCOMMODATION
  - VERY WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING & UNDER FLOOR HEATING
- VIEWS OVER COPPERHOUSE POOL TOWARDS PHILLACK
  - ALLOCATED PARKING SPACE
  - NO ONWARD CHAIN
- IDEAL FIRST TIME/INVESTMENT BUY
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 785.77 sq ft



#### PROPERTY DESCRIPTION

This well-presented two-bedroom duplex apartment is situated within the attractive Grade II listed building at Brewery Court. The building is believed to have originally formed part of an historic brewery complex that served the busy harbour town, supplying local inns and workers associated with the surrounding industries. Today, the character of the building has been carefully retained while being sympathetically converted into residential homes.

The property itself offers light and spacious accommodation arranged over two floors and is very well presented throughout. A welcoming entrance hall provides useful storage and leads through to an open plan lounge, dining and kitchen area, creating a sociable and comfortable living space. The kitchen area features a character A-frame structure, adding charm and highlighting the building's original architectural character. The maisonette also offers two well-proportioned bedrooms and a bathroom, with further storage available throughout the property. Additional benefits include double glazing, under floor heating, an allocated parking space and a patio seating area immediately outside the property, providing a pleasant place to sit and enjoy the surroundings.

#### LOCATION

Sea Lane is located in the coastal town of Hayle, a popular destination in west Cornwall known for its long sandy beaches and relaxed seaside atmosphere. The area sits close to the beautiful stretch of coastline around Hayle Beach, making it particularly attractive for walkers, surfers and families who enjoy spending time by the sea. Hayle itself has a strong local community and offers a range of everyday amenities, including independent shops, cafés and supermarkets, while still retaining the charm of a traditional Cornish town. The town is also well positioned for exploring nearby coastal spots such as St Ives, which is only a short drive away and famous for its harbour, galleries and beaches. Overall, Sea Lane benefits from a peaceful coastal setting while still being within easy reach of the wider attractions and natural beauty that Cornwall is known for.

#### ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Composite front door to.....

#### ENTRANCE HALL

A spacious hallway with stairs rising to first floor. Built in storage space with hanging space and shelving. Electric wall heater.

#### BATHROOM

Fully tiled bathroom comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC. Heated towel rail, slate tiled flooring, sky light.

#### OPEN PLAN LOUNGE/DINING/KITCHEN

A lovely light, spacious room.

#### LOUNGE/DINING AREA

Double glazed window to the side. Large built in storage cupboard. TV point. Wooden flooring. Space for dining table and chairs. Steps down to kitchen.

#### KITCHEN AREA

A dual aspect room with double glazed windows to both sides and exposed A-frame beam. Stainless steel one and a half bowl sink unit and drainer with adjoining work surfaces. Integrated 4 ring electric hob with oven below and extractor over. Further range of matching base and wall units. Space and plumbing for washing machine, space for fridge/freezer. Spotlights. Wooden flooring.

#### FIRST FLOOR

#### LANDING

Built in storage cupboard housing hot water tank. Doors to bedrooms.

#### BEDROOM 1

A light and airy room. Two double glazed velux windows to front and rear plus an additional double glazed window to the side. Views across Copperhouse Pool to Phillack. Four under eaves storage cupboards.

#### BEDROOM 2

Double glazed velux window to front enjoying views across to Copperhouse Pool and Phillack. Under eaves storage cupboard plus further eaves recess.

#### OUTSIDE

Immediately outside the front door the property benefits from a patio seating area.

#### PARKING

There is one allocated parking space.

#### DIRECTIONS

From our office turn right along Fore Street. Turn left into Sea Lane immediately after the Cornish Arms public House. Brewery Court will be found on your right hand side after approximately 200 meters. Go through the gates and turn right into the communal car park. The allocated parking space for number 2 is the first space on your right.

#### SERVICES

Mains Electricity, Water and Drainage.

#### TENURE

Leasehold. Lease length: 981 years remaining (999 years from 2008)  
Service charge: £1100 pa



Lease restrictions: No pets  
 Management Company:- Sea Lane Developments Ltd

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 981 years remaining (999 years from 2008)

Service charge: £1100 pa

Lease restrictions: No pets

Property type: Maisonette

Property construction: Standard construction

Energy Performance rating: D

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: None is installed.

Heating features: Underfloor heating

Broadband: ADSL copper wire

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

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: Grade 2

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

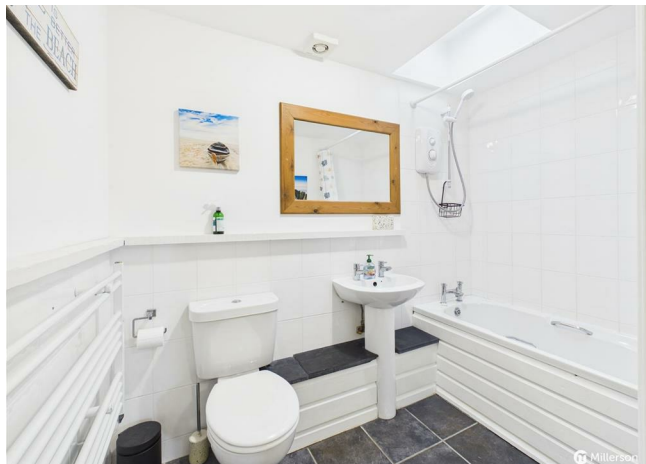
Accessibility and adaptations: Ramped access

Coal mining area: No

Non-coal mining area: Yes

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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.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

675 ft<sup>2</sup>  
62.7 m<sup>2</sup>

**Reduced headroom**

55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Millerson Estate Agents  
50 Fore Street

Hayle

Cornwall

TR27 4DY

E: hayle@millerson.com

T: 01736 754115

www.millerson.com

Scan QR Code For Material Information



Scan me!

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>			
(55-68) <b>D</b>		55	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	