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**Bay View Terrace,  
Penzance**

**£325,000  
Freehold**







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**Freehold**

### Property Introduction

A beautifully presented Victorian terraced house situated on the sought after Bay View Terrace, just moments from Penzance Promenade. The property, in our opinion, has been meticulously maintained and is offered for sale in excellent condition. The ground floor features a spacious double reception room with dual aspect windows and a charming wood-burning stove, alongside a separate, fully fitted kitchen. On the first floor, the accommodation comprises two generous double bedrooms, with the principal bedroom spanning the full width of the house and benefiting from built-in storage and a pretty bay window. There is also a large family bathroom featuring a roll-top bath, separate shower and WC. Access from the landing stairs leads up to a substantial attic/storage space.

This immaculate freehold family home further benefits from a small front garden with mature planting and a rear courtyard garden providing access to a sizable rear alley. The property is offered to the market with no onward chain.

### Location

Bay View Terrace occupies a prime and central position, just a short walk from the beautiful Penzance Promenade, the iconic Jubilee Pool, the renowned Penlee Park and Gardens, Penlee House Gallery and Museum, and the open-air theatre. Penzance itself is a historic market town with a working harbour, set in a sheltered corner of Mounts Bay in the far southwest of Cornwall.

Penzance town centre offers an excellent selection of independent shops, restaurants, and pubs, along with outstanding transport links, including a mainline railway station with direct services to London Paddington and a bus station providing connections throughout Cornwall and beyond.

### ACCOMMODATION COMPRISES

Entrance door opening to:-

#### ENTRANCE

Tiled porch with feature stained glass door leading to:-

#### ENTRANCE HALLWAY

Under stair storage, wooden floors and staircase leading to first floor. Radiator.

## RECEPTION/DINING ROOM 11' 10" x 9' 10" (3.60m x 2.99m) plus bay PLUS 10' 6" x 10' 1" (3.20m x 3.07m)

A dual aspect room with a feature bay window and wood burning stove. Refurbished sash windows. Two radiators.

## KITCHEN 24' 3" x 8' 3" (7.39m x 2.51m) maximum overall measurements

A large fully fitted kitchen with a window looking over the rear garden. Further window and rear door providing access to the courtyard garden. Radiator.

## FIRST FLOOR LANDING

Feature wooden ladder to loft space. Doors off to:-

## BEDROOM ONE 15' 7" x 9' 10" (4.75m x 2.99m) plus bay

In-built storage feature bay window and second sash window overlooking the front garden aspect. Radiator.

## BEDROOM TWO 10' 7" x 10' 3" (3.22m x 3.12m)

A generous double bedroom with rear sash window overlooking rear garden. Radiator.

## FAMILY BATHROOM

Roll top bath, WC, wash hand basin and shower unit. Radiator. Window overlooking rear garden.

From landing, ladder to:-

## ATTIC ROOM 15' 8" x 13' 7" (4.77m x 4.14m) restricted head height to two sides

A generous attic space with two 'Velux' windows to front and rear, boarded and carpeted.

## OUTSIDE

Rear courtyard garden with access to alleyway.

## SERVICES

Mains water, mains drainage, mains electric, mains gas.


## AGENT'S NOTE

The Council Tax band for the property is band 'B'.

## DIRECTIONS

From Penzance town centre, proceed along the promenade heading west. After passing the Jubilee Pool continue along Penzance seafront until you come to the Alexandra Road turn onto Alexandra road passing the Beachfield Hotel on your left and turn first right at the public tennis courts, Bay View Terrace is the second left turn after this and is street sign posted clearly. The property can be found a short distance along on the terrace on the left as you come from the bottom of the road. If using What3words:- sculpting. unafraid.excusing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Period character property
- Moments from Penzance seafront
- Dual aspect reception room
- Two double bedrooms
- Large attic room
- Wood burning stove
- Sea glimpses
- Offered for sale chain free
- Gas central heating
- Double glazed sash windows



01209 243333 (Redruth & Camborne)  
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01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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