



### Description

The first and second floors of this sizeable, detached period property situated in the prestigious Kings Road/Alverton area of Penzance. The property retains a wealth of character features and is currently loosely arranged as four flats, offering the potential for formalisation into three or four large self-contained flats, a sizeable family home, or as a break-up and resale opportunity. To the rear of the property is a courtyard area with a grant of conditional planning permission in place, under application number PA20/02960 for 'Removal of rear boundary wall to create parking to serve Flat 2 only'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council.

### Situated

Kings Road is in the highly sought after Tredarvah area of Penzance, within easy walking distance of the town centre, Morrab Gardens and the Promenade. Penzance offers a range of high street and bespoke shopping facilities, cafes and restaurants, along with a mainline railway station and readily commutable to the A30.

### Ground Floor

Rear entrance hall/utility area with stairs rising to the first floor landing.

### Accommodation

#### First Floor

**Flat 2:** Entrance hall, lounge/diner (with internal staircase to Flat 2A), kitchen, two bedrooms and bathroom. **Flat 3:** Entrance hall, lounge/diner, kitchen/

breakfast room, utility room, two bedrooms and bathroom.

#### Second Floor

Landing, communal lounge area giving access into: **Flat 2A:** Sitting room, kitchen, utility room, bedroom and bathroom. **Flat 3A:** Kitchen/diner, bedroom and bathroom.



### Outside

Rear courtyard garden area with storage facilities and planning permission for the creation of car parking to serve Flat 2.

### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.