



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9195/LCAA9203

Numbers 1 & 2 Alexandra Villas- £495,000
Numbers 1, 2 & 3 Alexandra Heights - £550,000

5 New Homes,
Alexandra Road, Penzance, Cornwall, TR18 4LZ

FREEHOLD

Computer generated image



A prestigious collection of just 5 brand new 3 bedrooed detached and 4 bedrooed terraced houses each with ample parking, set off a private drive in a most desirable location within short walking distance of Penzance seafront and town centre. An opportunity to own a modern energy efficient house with 10 year warranty, in this historic area.

Reservations can now be taken to secure your new home for 2023.





SUMMARY OF ACCOMMODATION

Numbers 1 and 2 Alexandra Villas

Expected EPC rating B83. About 1,020sq.ft each.

Ground floor: porch and entrance hall, separate wc. Spacious open-plan triple aspect kitchen/dining/living room with bifold doors to the garden.

First floor: galleried landing, principal bedroom en-suite, 2 further bedrooms, bathroom.

Numbers 1, 2 and 3 Alexandra Heights

Expected EPC rating B87. About 1,338sq.ft each.

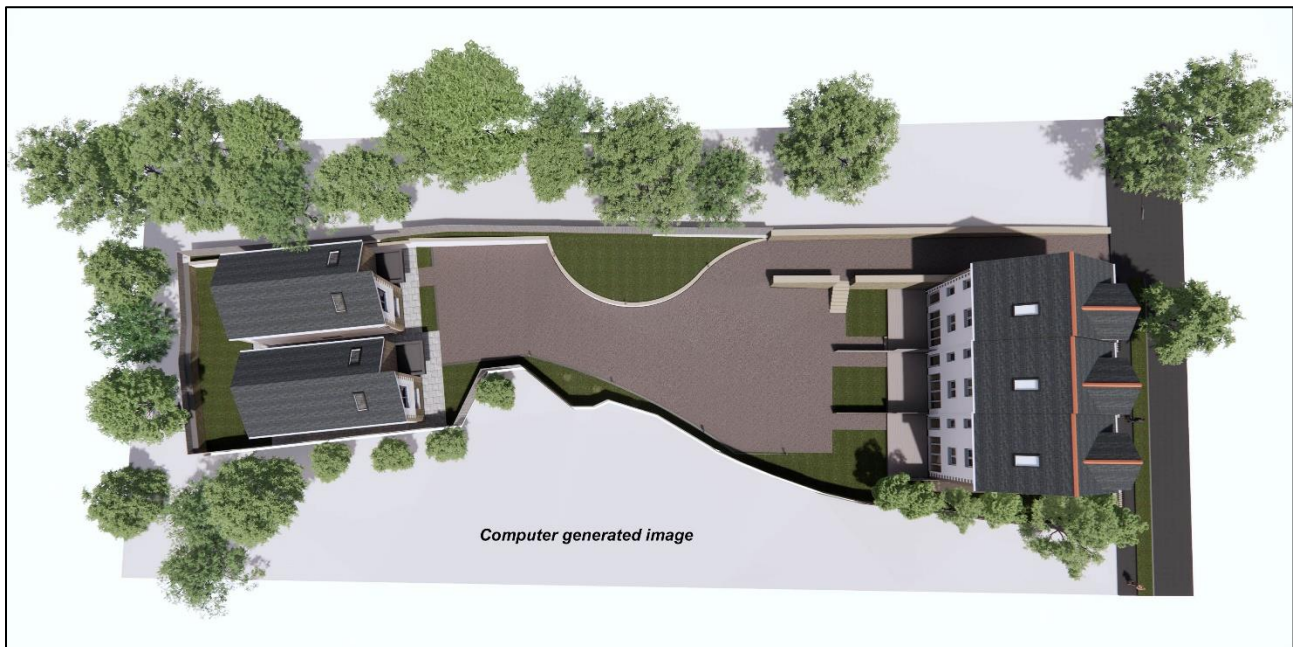
Ground floor: reception hall, open-plan kitchen/dining/living room opening to the garden with pantry and separate wc off.

Upper ground floor: hall, principal front door at Alexandra Road level with lobby, living room. Bedroom. Bathroom.

First floor: landing, 2 bedrooms, bathroom.

Second floor: principal bedroom en-suite.

Outside: each property has 2 parking spaces and easily maintained gardens.



DESCRIPTION

Alexandra Road is a very highly regarded residential location within easy and relatively level short walking distance of the many amenities in Penzance town centre and the other end of the road opens immediately onto the seafront promenade. Alexandra Road is a leafy historic location mostly lined with period houses with a grass and tree lined verge between the roadside and pavement. Although on road parking is not an issue in this location, each of the five new build houses will have their own parking approached over a sweeping driveway leading around to the rear of the three town houses to the front and the secluded detached houses at the rear of the site. A nice feature of this approach is a raised curved area of grass designed to protect the roots of some magnificent trees.

This unique collection of new build houses includes three, four storey town houses fronting Alexandra Road with an appealing traditional look which matches the street scene, with numerous details taken from the surrounding houses. The formal front doors and two storey high bay fronts with attractive dormers to the roof are set behind gardens. The rear of these three houses though is significantly different having a much more contemporary aesthetic including extensive glazing on the lower ground floor which opens out onto the south west facing rear terraces and gardens with the parking beyond.

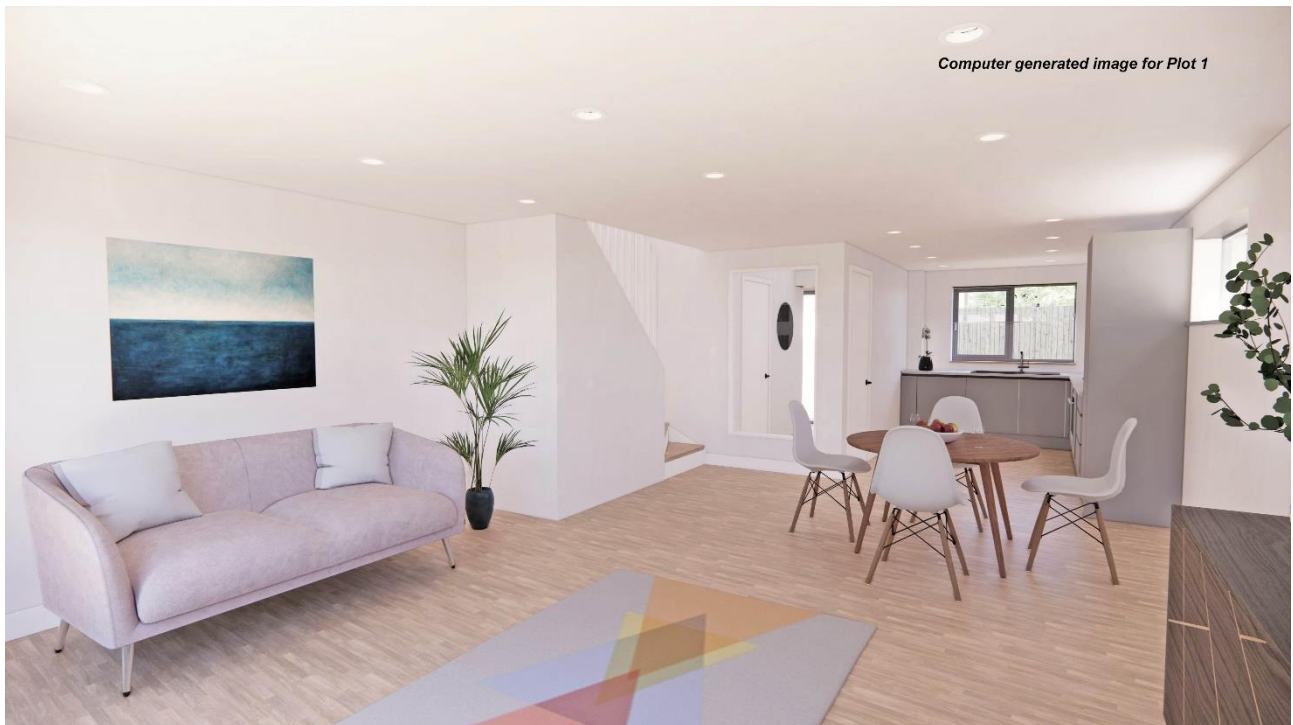
The internal layouts are ideal for families with an initial lobby leading to the stairs up to the upper ground floor and also opening into the large open-plan kitchen/dining/living room which has a pantry and separate wc off. The upper ground floor has the formal entrance hall with a bay windowed living room beside. There is also a bedroom and bathroom on this floor. The first floor has a sizeable bay windowed bedroom, additional bedroom and bathroom, whilst the top floor is entirely a sizeable principal bedroom with en-suite shower room.

Tucked away at the rear of the enclave in a position of peace and seclusion which is incredible in a town centre position, are two contemporary detached three bedroomed houses, again with parking and low maintenance south west facing rear gardens. These two houses have sizeable open-plan kitchen/dining/living rooms with glazing on three sides including bifold doors to the garden. The approach is via a hall with a separate wc off. On

the first floor are good sized double bedrooms both front and rear, one of which has an en-suite shower room. In addition, there is a further bathroom and smaller bedroom on this first floor, all under vaulted ceilings.



These new build homes are wonderfully located and retain much of the charm of the area but with modern levels of insulation and energy efficiency. The peaceful setting, south west facing gardens and dedicated parking all add to what will be known as a very desirable place to live for many years to come.





LOCATION

Penzance is considered the capital of West Cornwall and is at the end of the Penzance to Paddington main railway line with direct trains to London. The town has a rich seafaring heritage and its centre abounds with period buildings which now house a wide array of high street names and more specialised retailers. The area is also famous for its arts and there are many galleries in Penzance and neighbouring Newlyn which also has a large and colourful fishing fleet. Within Penzance there are stunning parks, the Morrab Library, hotels, restaurants, cafés, museums, education for all ages and a hospital.



West Cornwall is known for its rugged beauty and is surrounded by the South West Coast Path which leads over dramatic cliff tops to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay near Land's End, a 2 mile long stretch of beautiful white sands beside a picturesque harbourside village that is renowned for surfing.

To the south is Mousehole which attracts people from all over Europe to see its harbourside lights at Christmas and about 20 minutes' drive to the north is the resort and surfing town of St Ives which is considered to have the best light for painting in Britain as it reflects off the waters of the 4 mile wide St Ives Bay.



SPECIFICATION

EXTERNAL FINISHES

- Mixture of granite, white painted render and slate hung
- Brazilian grey/ green natural slate roofs
- uPVC double glazed windows
- Composite front door
- Plot 1 and 2 – 3 pane bifold door to the garden
- Plot 3, 4 and 5 – French doors to the garden with extra glazing beside

HEATING

- Air source heat pumps
- Underfloor heating on ground floors
- Radiators on all other floors

KITCHEN

- Natural stone worktops
- Integrated appliances – dishwasher, oven, hob, cooker hood, fridge freezer, microwave, 300mm wine cooler (to be confirmed with kitchen designer)
- Kitchen design and units currently under discussions
- Stainless steel sinks

BATHROOM

- Stone resin/slate-effect shower trays
- White porcelain wash basin or double basin where suitable with wall hung vanity unit
- Floor tiles and wall tiles of varying designs
- Heated towel rails
- LED ceiling spotlights
- Concealed valve showers and bath taps
- Wall hung toilets with concealed cisterns wherever possible
- Over basin mirror lights in every wash room
- Plots 1 and 2 freestanding bath in bathroom
- Plots 3, 4 & 5 freestanding bath in bathroom on first floor

UTILITY / PANTRY

- Plots 3, 4 and 5. Spaces for washing machine and tumble dryer. Fitted worktops

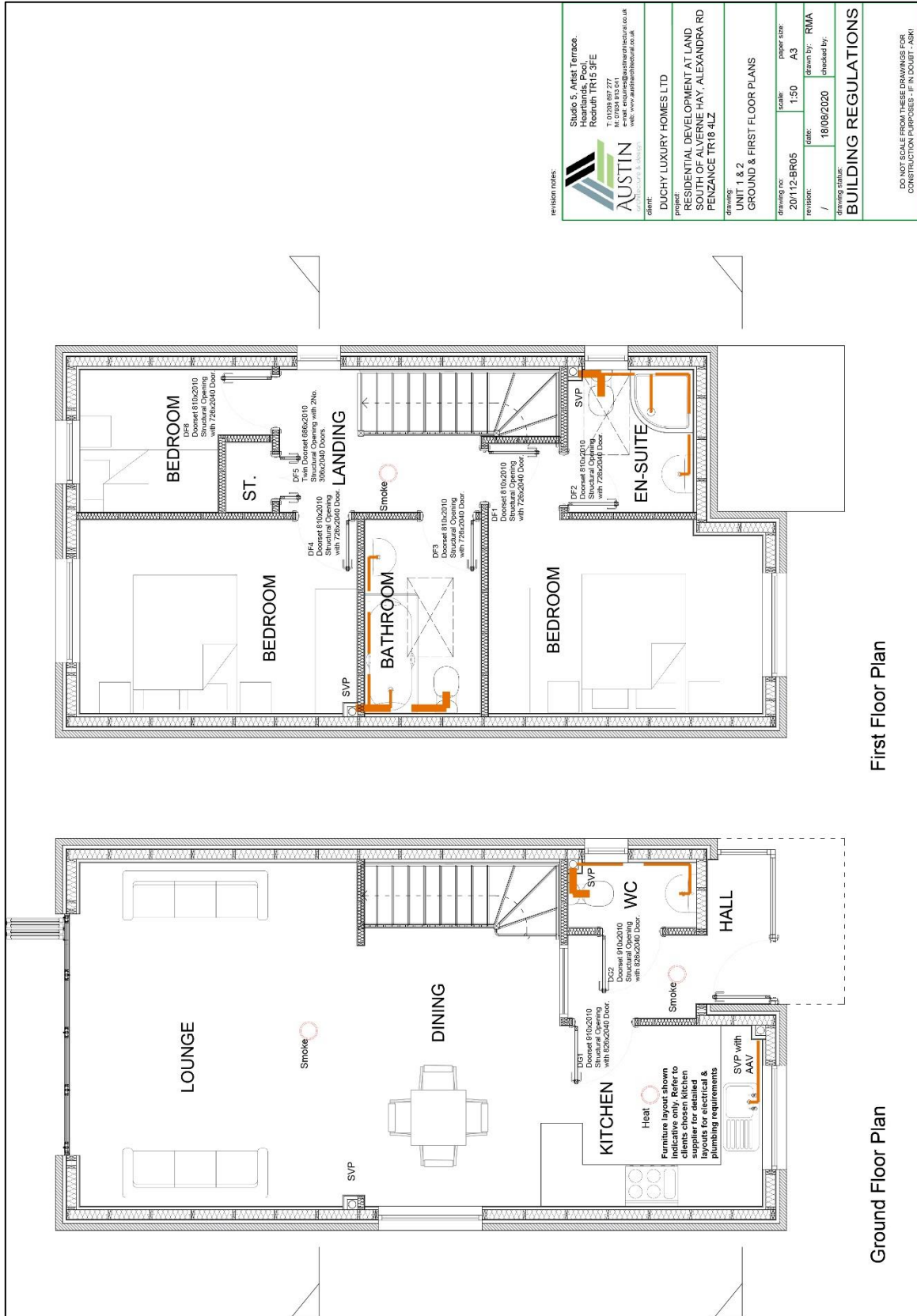
OTHER FINISHES

- USB points by beds in all bedrooms
- TV and ethernet points in all bedrooms
- During the build process flooring packages can be agreed with purchasers. Our clients may lay their own flooring as the builds progress
- Plots 1 and 2 will have carpeted stair treads with oak and glass balustrades
- Plots 3, 4 and 5, stair covering to be confirmed with each buyer with painted handrails

Not to scale – for identification purposes only.

Please note that minor revisions may occur during the build process and a viewing is recommended to appreciate the final layout and specification.

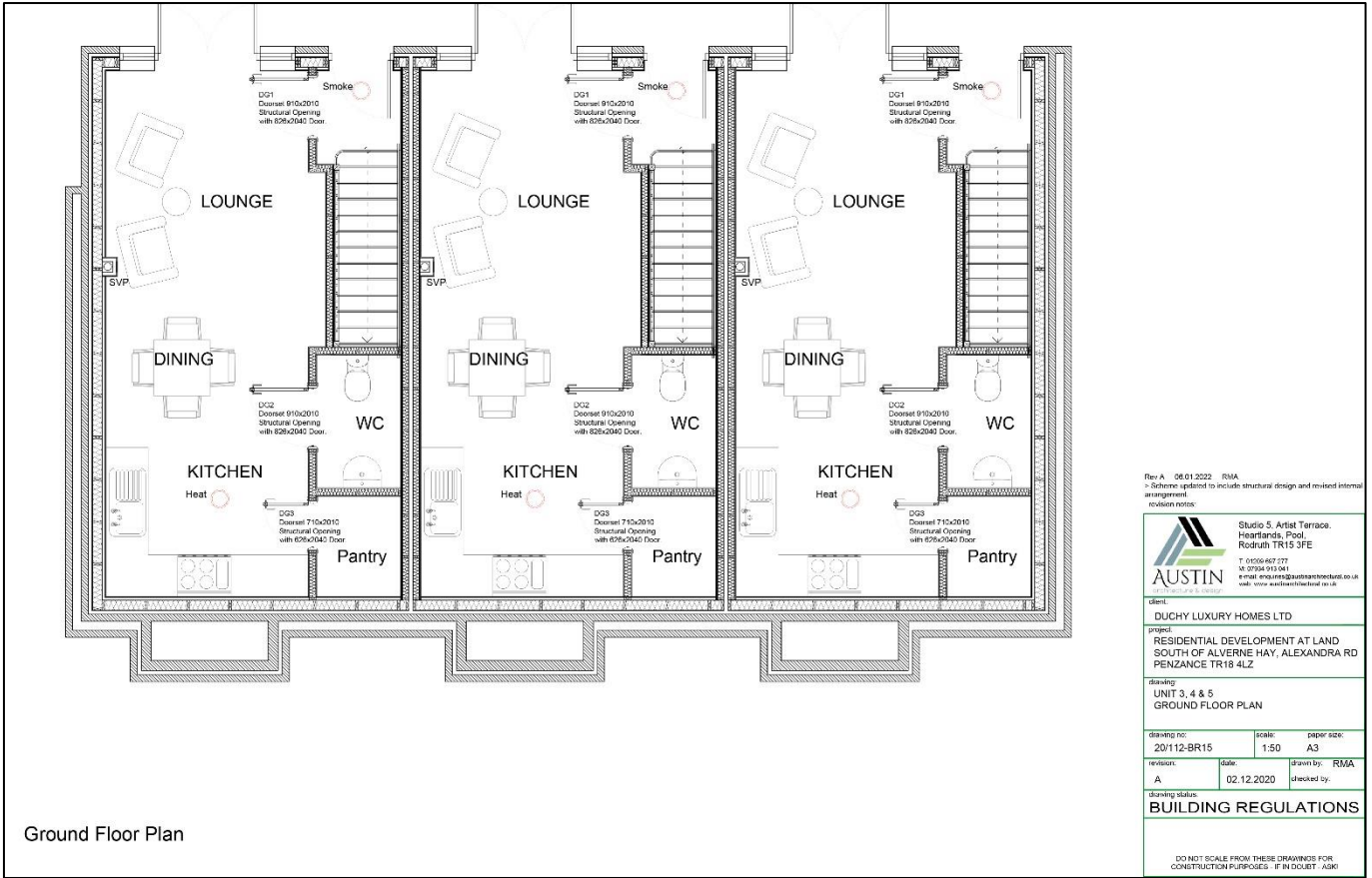
Numbers 1 and 2, detached three bedroomed houses.



First Floor Plan

Ground Floor Plan

Numbers 3, 4 and 5, four bedroomed terraced houses.



Ground Floor Plan



Upper Ground Floor Plan



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR18 4LZ.

SERVICES – Mains water, drainage and electricity. Air source heat pumps providing underfloor heating to the ground floors and radiator heating on the upper floor or floors.

COUNCIL TAX BAND – To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS – Heading into Penzance on the A30, after Sainsburys stay in the left hand lane and follow this road into the town rather than continuing on the A30 bypass. Follow the road past the harbour and Jubilee Swimming Pool and then onto Penzance Promenade. After a little way you will reach a roundabout at which point turn right onto Alexandra Road. The five new houses will be found towards the end of the road on the left hand side. Please park along Alexandra Road.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

