



# OCEAN HEIGHTS

NEWQUAY



*60 seconds to surf*

## LOCATION

# Newquay

Situated on Cornwall's Atlantic coast, Newquay is the jewel in the County's crown, boasting nine long sandy beaches including the world renowned Fistral Beach and the town beaches of Towan and Tolcarne.

Newquay is the surf capital of the UK and the centre of Britain's surfing industry where the laid back lifestyle appeals to couples and families alike.

The rugged beauty of the Atlantic surf attracts those seeking a healthy and active lifestyle, taking advantage of the mild climate and year round opportunities for coastal walking, cycling and of course surfing.

Excellent secondary education is available, Newquay Tretherras with technology college status and Treviglas College a specialist Business & Enterprise College. Further education at the local campus of Cornwall College with Higher Educational links to both Plymouth & Exeter University.

The area is also home to some of the UK's best restaurants and boutique hotels with celebrity chefs heading west to source exceptional local fresh fish and meat.

Truro	13 miles
Padstow	16 miles
St Ives	31 miles
Plymouth	48 miles
Exeter	80 miles
London Paddington	5 h 18 m

(By rail)





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THE DEVELOPMENT



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Burrington Estates are delighted to offer this exciting development of 18 contemporary, high specification homes on the site of a former hotel a short distance from Tolcarne beach.

With a selection of three different property types the development offers flexible 3 or 4 bedroom accommodation with parking area, front and rear gardens.

This exceptional development, in such a sought after location will be of considerable interest to owner occupiers as well as investors. The high standard of interior and exterior finish at Ocean Heights coupled with a minimum 35 week demand\* , should achieve above average yields as holiday accommodation and will benefit from the growing demand for top quality short break holidays in Cornwall.

\*Source Visit Cornwall/2014visitorsurvey





THE DEVELOPMENT

# PRICES

Plot No	Type	Size	Bedrooms	Price
1	Tern	114.3sqm	4	POA
2	Tern	114.3sqm	4	POA
3	Fulmer	104 sqm	3	POA
4	Fulmer	104sqm	3	POA
5	Oyster Catcher	105.6sqm	3	POA
6	Oyster Catcher	105.6sqm	3	POA
7	Oyster Catcher	105.6sqm	3	POA
8	Tern	114.3sqm	4	POA
9	Fulmer	104sqm	3	POA
10	Fulmer	104sqm	3	POA
11	Oyster Catcher	105.6sqm	3	POA
<b>First Phase Release</b>				
12	Fulmer	105.6sqm	3	£280,000.00
13	Fulmer	105.6sqm	3	£275,000.00
14	Fulmer	105.6sqm	3	£275,000.00
15	Fulmer	105.6sqm	3	£275,000.00
16	Fulmer	105.6sqm	3	£275,000.00
17	Fulmer	105.6sqm	3	£275,000.00
18	Fulmer	105.6sqm	3	£280,000.00

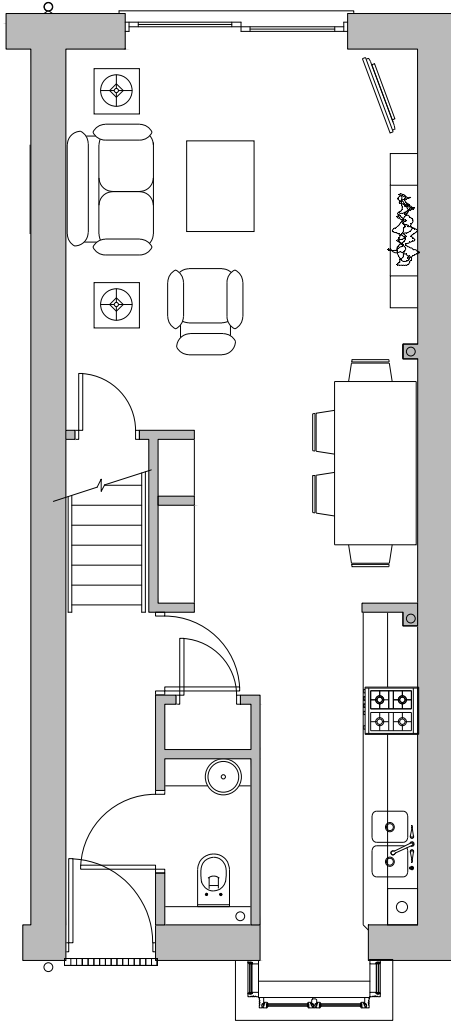
THE DEVELOPMENT

SITE PLAN

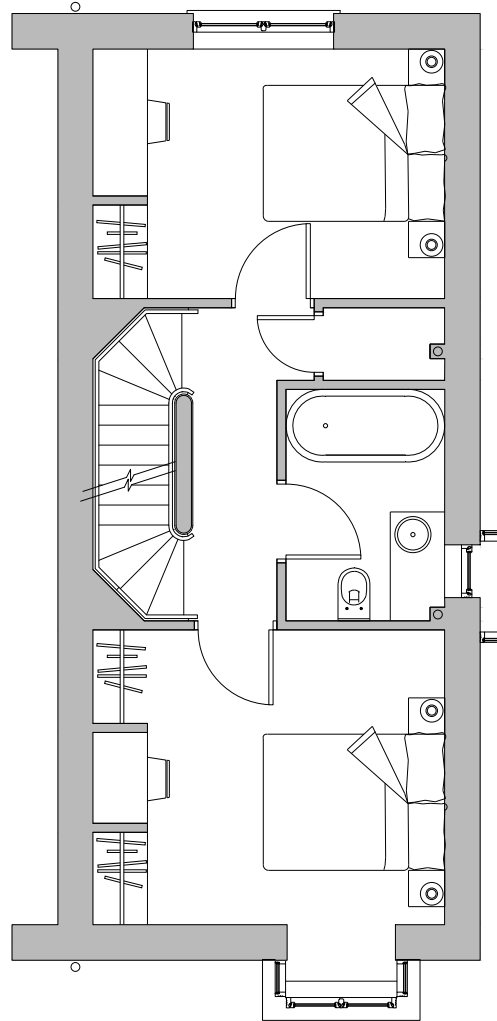


TYPE A

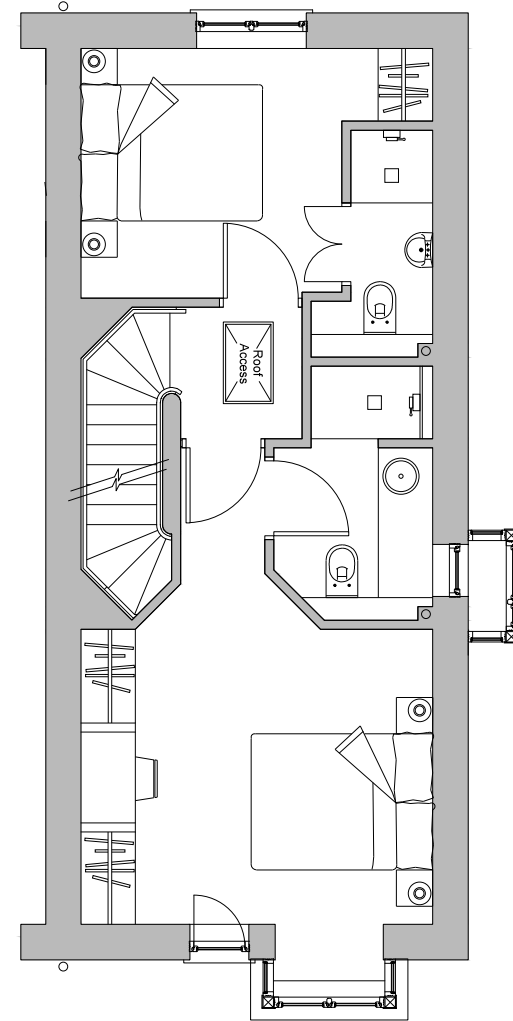
THE TERN 4 bedroom, 3 bathroom property



GROUND FLOOR PLAN  
- TYPE A



FIRST FLOOR PLAN  
- TYPE A



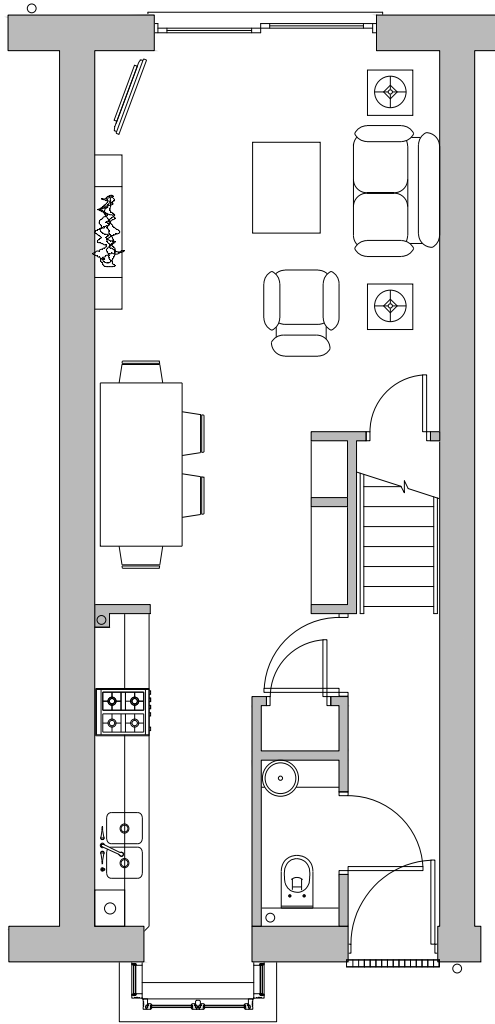
SECOND FLOOR PLAN  
- TYPE A



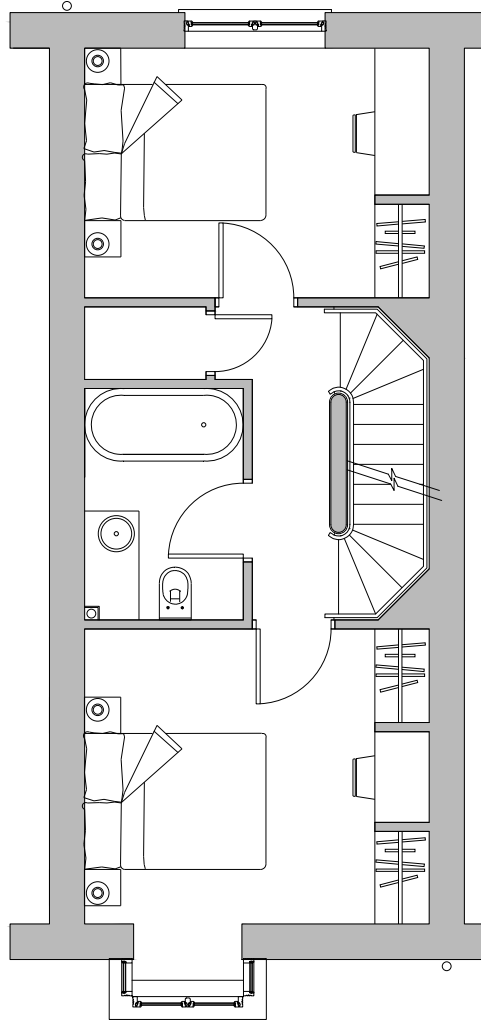
TYPE B

# THE OYSTER CATCHER

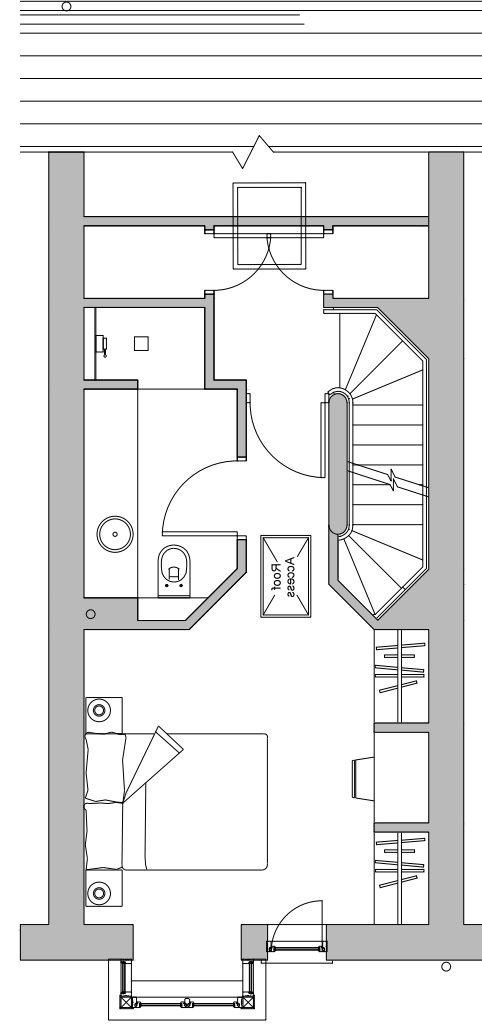
3 bedroom, 2 bathroom property



GROUND FLOOR PLAN  
- TYPE B



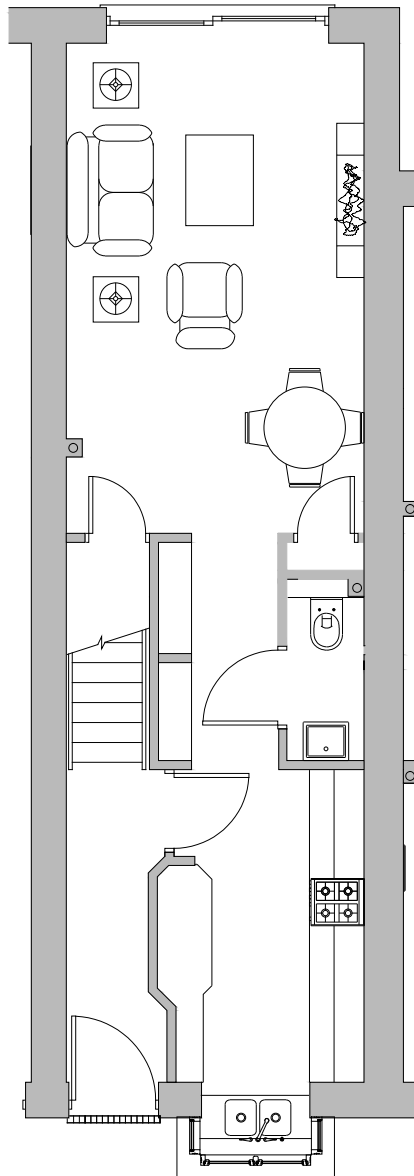
FIRST FLOOR PLAN  
- TYPE B



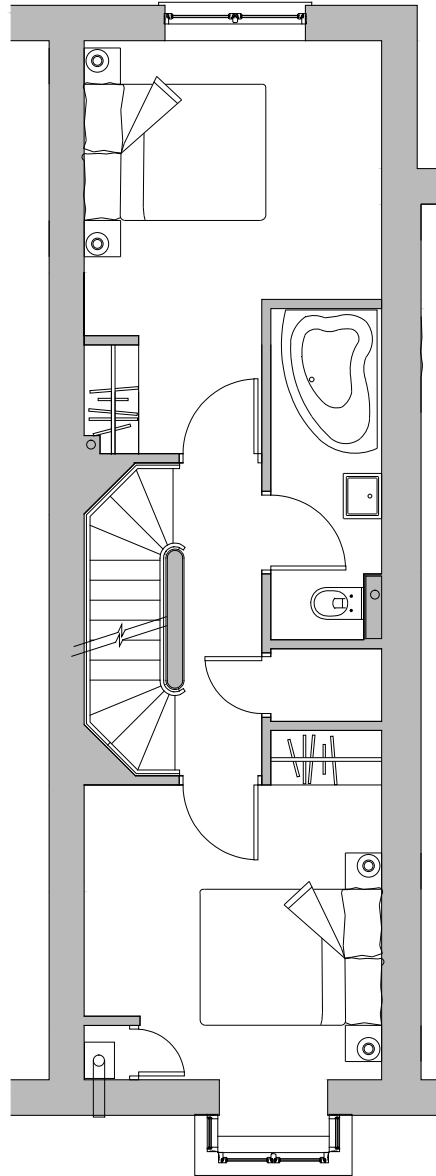
SECOND FLOOR PLAN  
- TYPE B

TYPE C

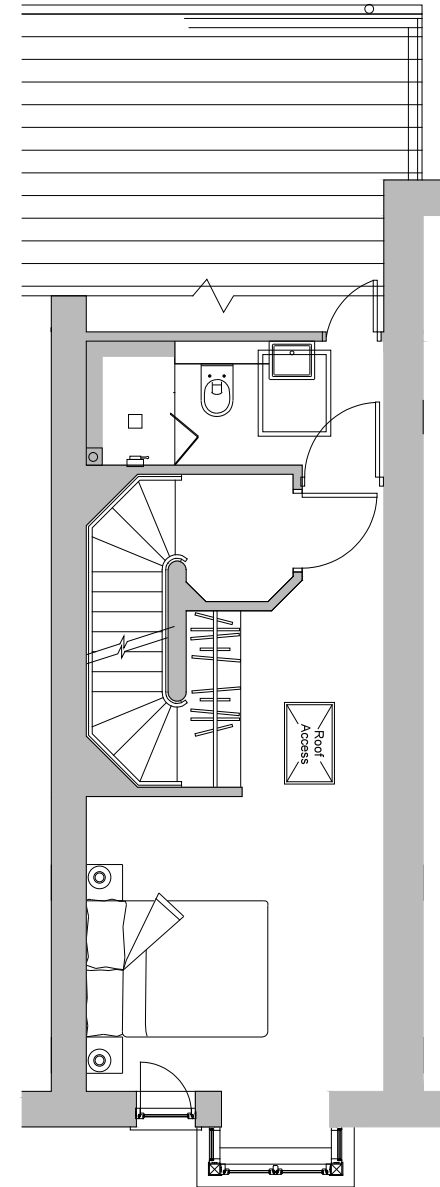
THE FULMER 3 bedroom, 2 bathroom property



GROUND FLOOR PLAN  
- TYPE C



FIRST FLOOR PLAN  
- TYPE C



SECOND FLOOR PLAN  
- TYPE C

## THE SPECIFICATION

- 10 year new home warranty with Premier Guarantee
- Thermally efficient cavity wall with off white render
- Slate roof with solar panels
- Colour finished double glazed UPVC windows
- Contemporary front doors with multi-locking system, colour black
- UPVC double glazed sliding doors, colour black leading to garden
- Stairs with oak handrail and newels and white painted spindles
- Solid oak effect internal doors
- Fitted wardrobes to all bedrooms
- Contemporary ironmongery
- Brushed metal finish light switches and sockets to the ground floor
- LED light fittings throughout
- Contemporary designed Magnet kitchen, with choice of worktop surfaces with matching upstands, stainless steel undermounted sink, fully integrated appliances including single oven, column fridge and freezer, dishwasher
- Modern designed bathrooms, which include choice of half height tiling from range
- Polished chrome feature towel rail to main bathroom and master en-suite
- Engineered wood flooring throughout ground floor
- TV/FM points to lounge, kitchen and all bedrooms
- Telephone points to lounge, kitchen and master bedroom
- Mains linked smoke detectors
- Thermally efficient gas central heating with thermostatically controlled radiator valves
- Sensored external security lighting to front and rear
- Landscaping to the front of the property
- Landscaped, paved and turfed rear garden
- Masonry store to gardens for storage
- Private parking to all units

## YOUR DEVELOPER

Burrington Estates have a growing reputation as leading Westcountry developers of high specification homes. We strive to set new standards in design and finish to create genuinely unique products that set us apart from volume house builders and developers.



**BURRINGTON**  
ESTATES



Photos are from a previous development



# OCEAN HEIGHTS

NEWQUAY

## Contact:

For all enquiries please contact:

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[www.oceanheightsnewquay.co.uk](http://www.oceanheightsnewquay.co.uk)

Or alternatively contact property agents:



01637 873308 [enquiries@imovenewquay.co.uk](mailto:enquiries@imovenewquay.co.uk)

Another exciting development from:



**BURRINGTON**  
ESTATES

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



*The developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These details act as guidance only and do not form any part of a warranty or guarantee. All dimensions indicated are approximate and plans are not shown to scale.*