



Flat 1, Sea View Court Sea View Road, Falmouth

Guide Price £425,000



Heather & Lay
The local property experts

A spectacularly good ground floor garden apartment, set within this desired and superbly positioned near seafront development. Lift served, step free access to bright and spacious, beautifully appointed accommodation; a generous terrace and outlook over the landscaped gardens. Designated parking and store plus enclosed courtyard.

- Prime near seafront apartment
- Step free, lift served access
- Beautifully equipped & presented
- Prime ground floor garden position
- Spectacular reception with dining bay
- French doors to covered terrace
- Spacious 2 double bedrooms (main en suite) accommodation
- Designated parking space & store

THE LOCATION

Built in 2006, Sea View Court was sold from new by Heather & Lay. It remains one of our very favourite developments, notable for its practical, thoughtful design, quality, lovely surroundings and location. Sea View Road is a favoured and established residential crescent, bisecting Pennance and Melvill Roads in a great position just a third of a mile from the seafront, beaches and railway station. Falmouth's seafront faces south overlooking the bay with sandy beaches and access to the South West Coastal Path and glorious scenic coast and countryside. The town is thriving and vibrant with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of notable places to eat and drink. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals.





THE PROPERTY

This gem of a garden apartment is located in the initial and arguably most sought after phase of Sea View Court. Access is 'step free' by a lift from the roadside or short level walk from the car parking space and once inside an incredibly appealing, bright and spacious apartment is revealed with outlook over the private terrace, gardens and car park. The apartment is practical and eminently suited to permanent living with its generous room sizes and excellent storage. There are two double bedrooms, the main with en suite, plus a family bathroom. The large open plan reception room and kitchen is impressive incorporating a wide dining bay, and with access via French doors on to a covered terrace and the communal gardens. In addition, to the rear and accessible from each of the bedrooms, is an enclosed paved courtyard to enjoy afternoon summer sunshine. Good quality is evident throughout and all is well cared for; presentation is excellent with plain carpets and neutral colour schemes. A designated parking space is provided in the secure gated car park, a few feet from the apartment and Number 1 has a lockable store. This is a terrific opportunity for the discerning home hunter seeking somewhere special to live permanently or for holidays - an outstanding opportunity!



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Level access to main entrance with entry phone door release. Communal lobby containing lockable wall-mounted mailbox and staircase or lift access down to the ground floor where water/electricity meter cupboard is located.

ENTRANCE Radiator. Coat hooks. Electrical tripping switches. Fire door to...

HALLWAY

A particularly attractive and spacious irregularly shaped area with room for furniture and chair. Inset LED ceiling lights. Radiator, power points. Video entry phone and door release. Thermostatic central heating and hot water controls. Telephone point. Twin door airing/storage cupboard housing 'Megaflo' pressurised hot water system. Slatted shelves. From the hall, doors to two double bedrooms, bathroom and wide wooden and multipane double doors to...

RECEPTION ROOM

27' x 23' (8.23m x 7.01m) reducing to 20' 6" (6.25m) and lovely 11' (3.35m) wide dining bay. This is an outstandingly bright room with pleasing views looking over Number one's terrace and the communal gardens and car park.. Double glazed white painted timber window as well as French doors and 11' (3.35m) wide bay out onto the terrace and communal gardens. Two radiators. LED recessed spotlights. TV, FM, telephone and Sky+ connection (subject to subscription). Power points. Open plan access to the...

KITCHEN

Modern fitted units incorporating a semi-circular breakfast bar, cupboards and drawers at base and eye level, pan drawers, roll top work surface and inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated fridge and separate under counter freezer. Washing machine and dishwasher. 'Rosieres' stainless steel five element electric hob and stainless steel and glass extractor hood. Double oven and grill. Boiler cupboard housing 'Glow-worm' condensing boiler fuelling hot water and central heating system.





TERRACE

A generous size to enjoy. Covered with paved base and exterior light.

MAIN BEDROOM

13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed French doors to rear courtyard. Extensive built-in storage with two double and one single wardrobe, Radiator. Ceiling spotlights. Power points. Telephone point.

EN SUITE SHOWER ROOM

A luxurious fully wall and floor tiled room with white Villeroy & Boch hand basin, inset within a vanity cupboard. Button flush WC with concealed cistern and walk-in corner cubicle with pressurised hot water shower. Chrome heated towel rail. Built-in mirror. Shaver point. Vent axia fan. Recessed ceiling spotlights. Obscure double glazed window.

BEDROOM TWO

13' 4" x 9' 1" (4.06m x 2.77m)

Double glazed French doors out to rear courtyard. Built-in double wardrobe. Radiator. Telephone and power points.

FAMILY BATHROOM

A luxurious fully wall and floor tiled room with white Villeroy & Boch hand basin, inset within a vanity cupboard. Button flush WC with concealed cistern. Metal panel bath with pressurised hot water shower mixer, folding glass screen. Chrome heated towel rail. Built-in mirror. Shaver point. Vent axia fan. Recessed ceiling spotlights.





OUTSIDE

REAR COURTYARD 17' 4" x 6' 10" (5.28m x 2.08m) Enclosed, paved and with light.

LOCKABLE STORE 6'6" x 3'10" Power & light.

DESIGNATED PARKING

AGENTS NOTE

Holiday letting is not permitted. Pets are not allowed.

TENURE

Leasehold - 999 years from 2006. The freehold of Sea View Court is owned by Sea View Court (Property Management Company) Ltd. All leaseholders are shareholders of the company which has been formed to administer and maintain the development. The service charge is divided equally and equates to £600 a quarter for 2024 (£2,400pa). The service charge includes building insurance, lighting, cleaning, repair and maintenance to the fabric of the building, managing fees, landscaping and gardening. The managing agent is Mr John Bawden, Blue Waters Residential Management Ltd 01872 863 540

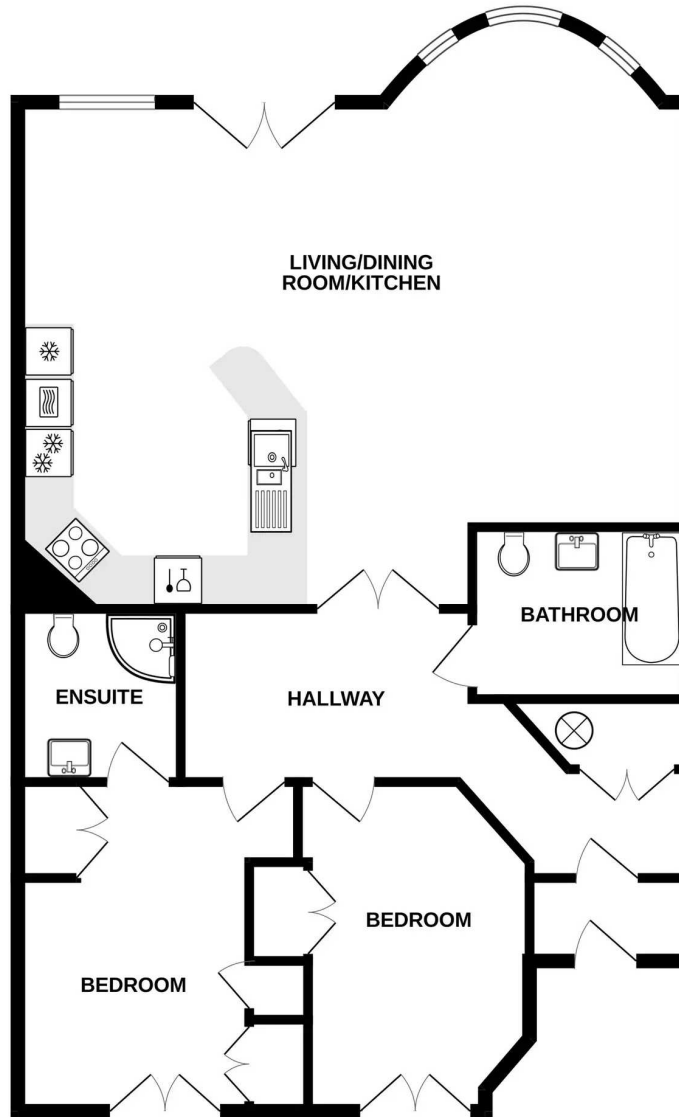
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

SERVICES: Mains electricity, gas, water & drainage

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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