



## Flat 9, Seascapes Cliff Road, Falmouth

Guide Price £455,000 Leasehold



Heather & Lay  
*The local property experts*

- Superb seafront apartment
- Prime first floor corner position
- 2 bedrooms - sea facing master en suite
- Sea facing reception room
- Covered balcony
- Exclusive purpose built development
- Lovely communal garden
- Designated parking space

### THE PROPERTY

There is a joyful feeling at 9 Seascapes where a lightness within and those breathtaking views uplift the spirit. We love 9's first-floor corner position, where the development's beautifully tended gardens frame the outlook so beautifully. We know Falmouth's seafront developments very well, having acted in the sale of many of them from new, together with countless 'resales' since. The combination of Number 9's valuable features is rare and excites us for the opportunity it offers the discerning buyer. The living room is sea-facing with sliding patio doors out to the projecting covered balcony and those fantastic views. There are two double bedrooms, the main sea facing and with en-suite bathroom. A wide opening in the fitted kitchen allows views through the reception room to the water. All is nicely presented, quality plain carpeted throughout and comfortably equipped, as well as practical with remarkably good storage space including a walk-in 6' deep cupboard. Seascapes is set within gloriously, landscaped gardens with gated vehicular access to the rear. Number 9 has a designated parking space and visitors' parking space. We know that an opportunity like this, to buy 9 Seascapes is rare. Offered for sale with no onward chain, this is a great opportunity to own a 'slice' of Falmouth's beautiful seafront!





## THE LOCATION

Built in 2001, Seascapes occupies an enviable and spectacular position along Falmouth's seafront with the most breathtaking, unobstructed south and east facing views to bay and coast. The bay boasts a number of beaches, from the more secluded and nearest, 'Castle' beach, to 'Tunnel' and Gyllyngvase - Falmouth's most popular beach and home to the perennially popular Gylly Beach Café. The seafront is part of the Southwest coastal path, accessing wonderful seaside walks to Swanpool and Maenporth beaches and the Helford River and beyond and in the other directions, around Pendennis Headland, passing Henry VIII's castle, built to protect us from the territorial aspirations of the French and Spanish. Situated on Falmouth's southern side, Seascapes is half a mile from the town and harbour, where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops and quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Falmouth Docks) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth provides some of the best boating and sailing opportunities in the country and is renowned for its maritime facilities.

## TENURE

Leasehold. A 999-year lease from March 2001. The managing agent is Belmont Property Management Telephone: . The freehold is shared amongst all Seascapes owners. The service and maintenance charge is currently £2124 per annum for 2024 paid quarterly and is currently £531 per quarter plus an annual charge of £373.46 for building insurance.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Entrance to the rear of Seascapes with stair or lift access up to the first floor and Number 9. White panelled door into the entrance hallway with remote video entry phone and door and gate release. Cupboards housing electric meter and tripping switches. Shelf and hanging rails, through a doorway and into the.....

### MAIN HALLWAY

Corniced ceiling. Central heating thermostatic control. White panelled doors to two excellent store cupboards, the bathroom, two bedrooms, kitchen and.....

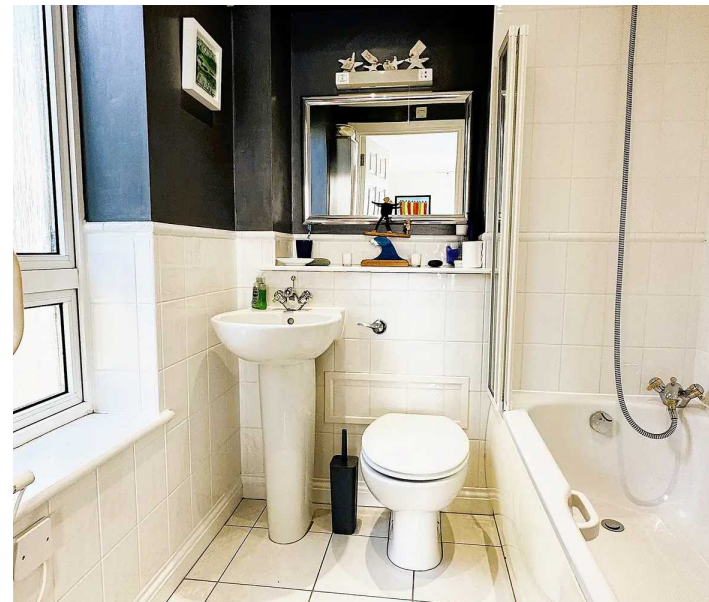
**LOUNGE/DINING ROOM** 15' 6" (4.72m) reducing to 12' 10" (3.91m) x 14' 10" (4.52m) Sea facing room with spectacularly good, slightly elevated views from a UPVC double glazed window and sliding patio doors to the balcony overlooking the well-kept gardens and seafront and out over Falmouth Bay with glorious view along the coastline of Pendennis Point and along to Castle Beach, all framed by Seascapes established and well-tended gardens. Wide hatchway opening through into the kitchen. Radiator. Sliding UPVC double glazed patio doors onto the.....

### BALCONY

9' 3" x 5' 0" (2.82m x 1.52m) Covered, tile floored with painted and glass screen balustrade, light. A magical South and East facing spot to enjoy the position and view.

### KITCHEN

10' 0" x 6' 5" (3.05m x 1.96m) The wide opening allowing a lovely outlook through the living room and out to sea. Fitted matt white flush fronted base and eye level cupboards with brushed stainless steel handles and roll top work surfaces, stainless steel sink and drainer with mixer tap. Integrated fridge and freezer, built-in stainless steel NEFF oven and grill, stainless steel gas hob with curved glass and stainless steel extraction hood. Integrated washing machine and slimline dishwasher. Ceramic tile floor and white tile splashbacks. Ceiling spotlights.



**BEDROOM ONE** 14' 10" x 9' 2" (4.52m x 2.79m)

UPVC double glazed window to glorious sea and coastal view.  
Radiator. TV, telephone and power points.

**EN SUITE** 5' 10" x 5' 6" (1.78m x 1.68m)

Obscure UPVC double glazed window to side. White floor tiled and majority wall tiled room with suite comprising close coupled WC, hand basin and panel bath with corner shower mixer tap. Shelved recess with shaver point and light. Ceiling spotlights. Heated towel radiator.

**BEDROOM TWO** 16' 7" (5.05m) x 8' 5" (2.57m) reducing to 7' (2.13m) plus doorway recess. Two UPVC double glazed windows to side.  
Radiator. Door to walk-in....

**UTILITY CUPBOARD** 5' 5" x 3' 10" (1.65m x 1.17m)

An invaluable space with light, shelving and housing the recently installed 'Worcester' boiler fuelling radiator central heating and hot water supply.

**SHOWER ROOM** 6' 7" x 6' 0" (2.01m x 1.83m)

Floor and majority wall tiled. White three piece suite comprising walk-in boiler fed shower cubicle, close coupled WC and hand basin.  
Chrome heated towel radiator. Shaver point and light.

**COMMUNAL GARDEN** In addition to Number 9's private balcony, Seascapes lies within a gloriously landscaped garden which is for the enjoyment and use of all owners within the development. Electronic remotely controlled gates to the rear allow vehicular access to the parking area. To the front are several visitors parking spaces and pedestrian access to Cliff Road and the seafront.

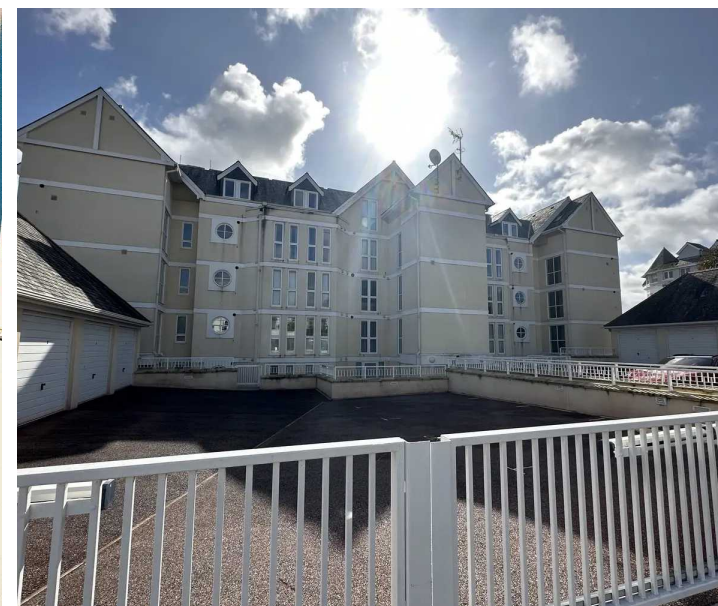
**ALLOCATED PARKING SPACE** Located to the rear and marked '9'. From here, a pathway provides step-free access to the communal entrance.

**AGENTS NOTE:** Holiday letting for income is not allowed at Seascapes. Long letting (assured short hold tenancies) are permitted. A small pet clause within the lease allows dogs (with the permission of the board of directors).

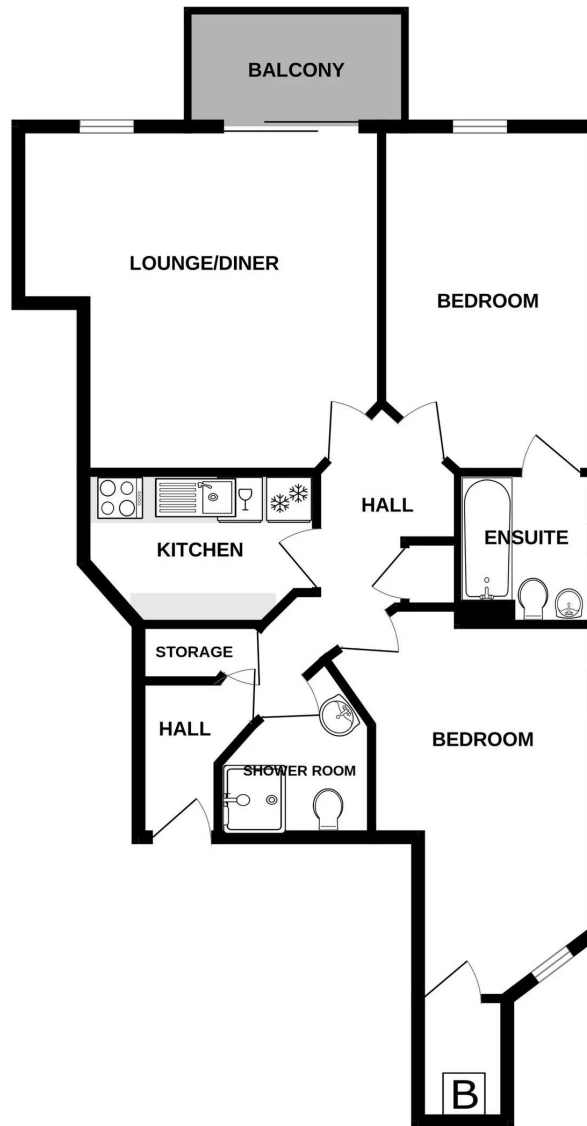
**SERVICES:** Mains electricity, gas, water & drainage.

**COUNCIL TAX:** D

**EPC =** B



GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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