



Flat 18, Sea View Court Sea View Road, Falmouth

GUIDE PRICE £395,000



Heather & Lay
The local property experts



- Prime ground floor apartment
- Step free lift served access
- Quality refitted & beautifully presented
- Wrap around terrace & small garden
- 2 Double bedrooms (main ensuite)
- Fine open plan reception room
- 'Out of wood' custom kitchen
- Designated parking space & store

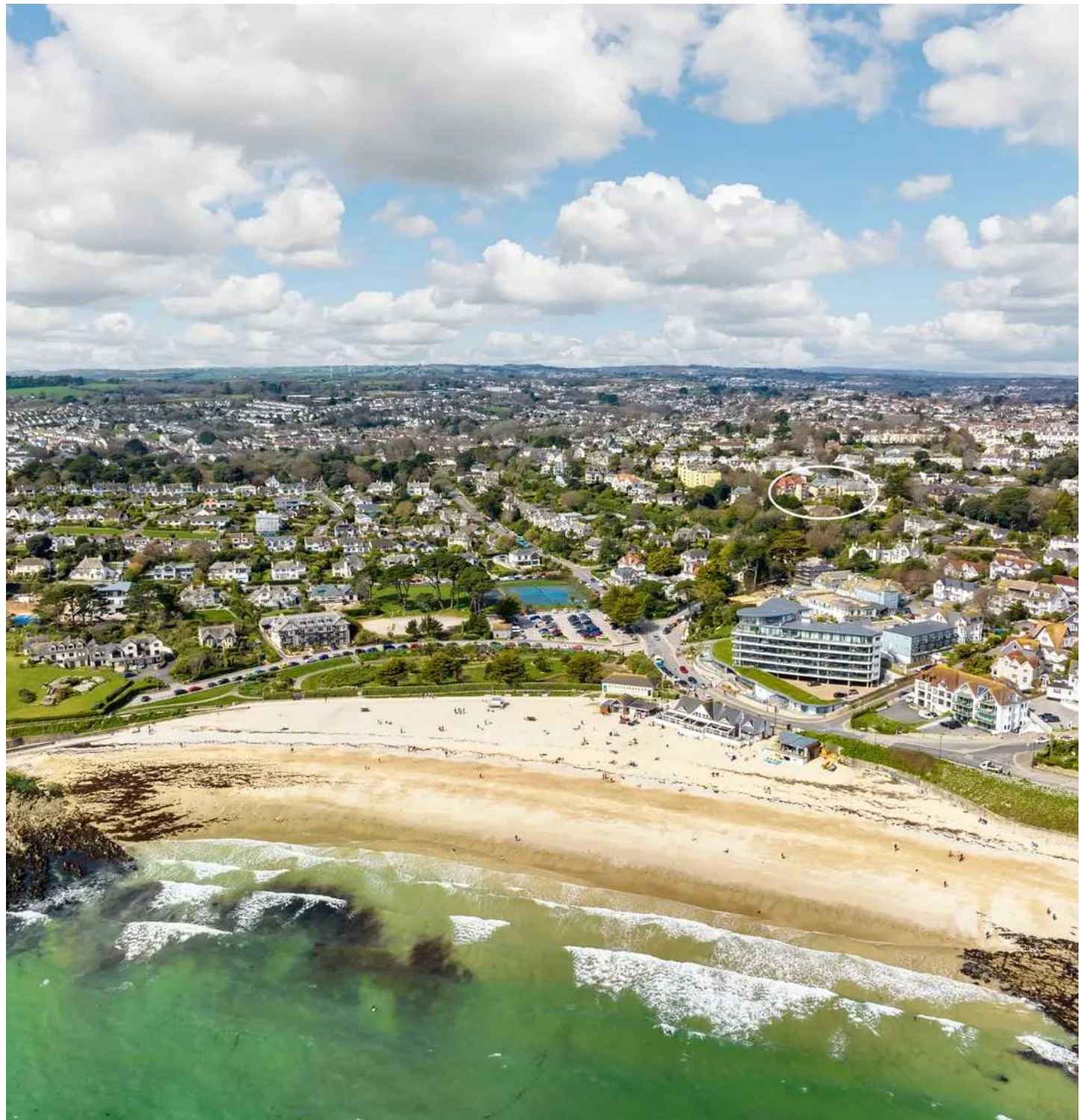
THE PROPERTY

This outstanding corner positioned garden apartment has features which makes it very special indeed. Uniquely within Sea View Court, it has a 'wrap around' terrace and small garden, accessible from the reception room and the main bedroom, whilst the second bedroom has its own enclosed and sheltered terrace to the rear. The accommodation is beautifully presented, having been refitted in recent years with the installation of a fantastic 'out of wood' custom built kitchen with integrated German appliances, and quality bathroom and en suite shower rooms. The apartment is practical and eminently suited to permanent living with its generous room sizes and excellent storage. The open plan reception room and kitchen has access via wide French doors to the little garden and South facing partially covered terrace. 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 and Number 18 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!



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.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From Melvill Road, Level access to main entrance with entry phone door release. Communal lobby with staircase or lift access down to the ground floor. Number 18 has a designated parking space to the rear. Front door into....

ENTRANCE

Radiator. Coat hooks. Ceiling spotlights. Inlaid door to walk-in shelved cupboard with hanging rail and RCD fuse box. Light. Door to....

HALLWAY

A generous size with spotlit ceiling. Radiator. Telephone and power points. Video entryphone and door release. Door to cupboard housing pressurised hot water cylinder. Inlaid doors to two bedrooms and bathroom. Glazed and inlaid double doors to.....

LIVING/DINING ROOM/KITCHEN

21' 10" x 15' 11" (6.65m x 4.85m)

A fine room with recessed double glazed window to front, obscure double glazed window to side and wide double glazed French doors leading out onto the apartment's private terrace. Distinct areas to lounge and dine, a recessed, non-functional fireplace with inset electric living flame fire. Two radiators. Spotlit ceiling. Corner cupboards. Plain carpeted in the lounge and dining room and ceramic tiled in the.....

KITCHEN

Superb, custom built by respected local company 'Out of Wood', with shaker style ash cupboards and drawers, cream painted, with limed oak work tops and an inset FRANKE one and a half bowl stainless steel sink and drainer with mixer tap. Oak strip and tile splashback. Integrated fridge and freezer, chest height touch control NEFF oven, grill and microwave. Stainless steel gas hob with extraction hood. Integrated combination washing machine and dryer and slimline dishwasher. Within the kitchen is an island with extensive solid limed oak work top with cupboards and drawers beneath. A further limed oak cupboard and storage space in the dining area. Cupboard housing the 'Worcester' boiler fuelling radiator central heating and hot water supply. Plate rack. Ceiling spotlights. Telephone and power points. Obscure double glazed window to side.





BEDROOM ONE

13' 0" x 13' 0" (3.96m x 3.96m)

With double glazed French doors onto the side terrace. Built-in wardrobe with double inlaid doors, shelf and rail. Radiator. TV, telephone and power points. Spotlit ceiling. Inlaid door to...

EN SUITE SHOWER ROOM

Double glazed sash window to side. A luxurious refitted fully floor and wall tiled room with Villeroy & Boch hand basin with mixer tap and built-in cupboard and shelves beneath, dual flush WC with concealed cistern and a walk-in boiler fed shower cubicle. Ceiling spotlights. Mirror. Shaver point. Extractor.

BEDROOM TWO

14' 1" x 11' 3" (4.29m x 3.43m)

French double glazed doors and a window accessing and overlooking the enclosed rear terrace. Two double door wardrobes/cupboards with shelf and hanging rail. Radiator. Spotlit ceiling. TV, telephone and power points.

BATHROOM

Refitted white Villeroy & Boch hand basin with mixer tap and cupboards beneath. 'Gerberit' electric aquaclear shower toilet, metal panel bath with mixer tap and shower over with folding screen. Ceramic wall and floor tiling. Ceiling spotlights. Chrome heated towel radiator. Extractor fan.



OUTSIDE

Unusual for Sea View Court Number 18 has a larger than average wrap around little garden and terrace. From the reception room, a paved partially covered South and East facing terrace with steps up to the communal garden and parking space. A wide pathway with box hedging, around to the sheltered and private side terrace reached via double doors from the main bedroom. From the second bedroom is an enclosed and.....

SHELTERED TERRACE 14' x 5' 4" (4.27m x 1.63m) paved and with light.

LOCKABLE STORE Power and light..

ALLOCATED PARKING

The apartment has the benefit of an allocated parking space set within a gated parking area at the rear of the development.

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 £600.04 per quarter for 2024. 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. No pets or visiting pets allowed within the development.

SERVICES: Mains electricity, gas, water & drainage

COUNCIL TAX: C

EPC: C



Ground Floor

Approx. 91.1 sq. metres (980.8 sq. feet)

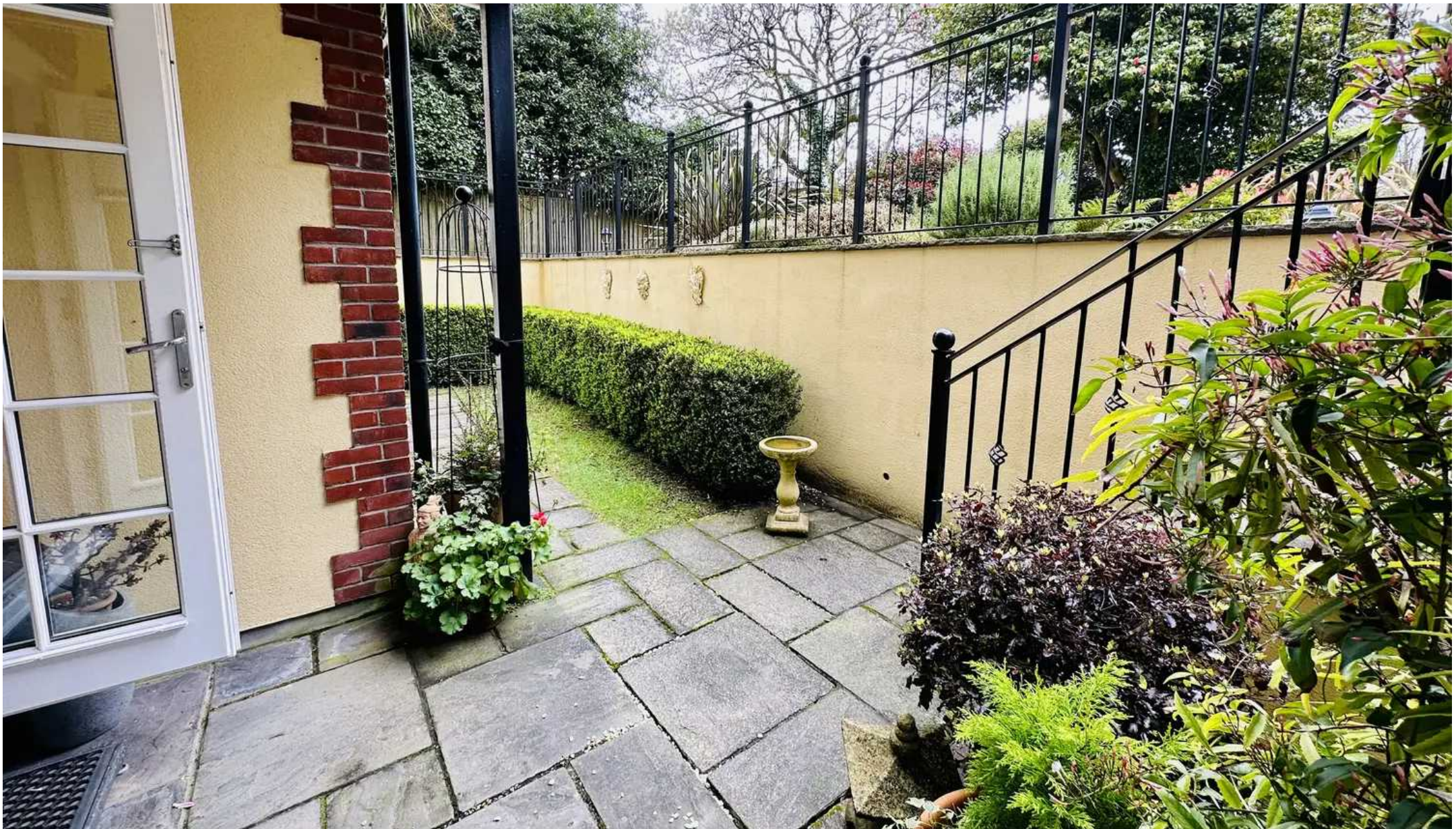


Total area: approx. 91.1 sq. metres (980.8 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/



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