

4 The Beach House

PORTH



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ESTATE AGENTS





- **Contemporary Two Double Bedroom Apartment**
- **Desirable Beachside Position**
- **Instant Access to Porth Beach and South West Coast Path**
- **Spacious Open Plan living Space**
Modern Integrated Kitchen
- **Enclosed Courtyard Garden**
- **Allocated Parking Space & Storage for Surfboards/Bicycles**
- **Currently a Successful Holiday Rental**
- **Ideal Permanent Residence or Second Home in Sought After North Coast Location**



Situated in a superb beachside position, yards from the sand and surf at Porth is 4 The Beach House. This super modern two double bedroom apartment can be found within an exclusive development of just 12 apartments and can be used for residential or rental purposes, making it the perfect permanent home, investment opportunity or holiday home by the sea.

A communal entrance gives access to the stairs or lift to all floors with number 4 located on the ground floor. The apartment benefits from two generous double bedrooms, one currently arranged as a king and the second a twin room, two contemporary bathrooms including stylish en-suite and an open plan living space. The living area enjoys a good flow of natural light and incorporates a dining area, sitting area and fully equipped modern kitchen with integrated appliances. The enclosed courtyard is very private and is perfect for alfresco dining, accessible from both the living area and master bedroom.

The property is subject to a 999 year lease and a share of the freehold. The exterior of the building has recently undergone a extensive refurbishment. Annual fees are approximately £2,800 per annum. There is one allocated parking space and a useful storage area for surfboards and bicycles. Animals are permitted under the leasehold agreement. Services to the property include mains gas, water, electricity & drainage.

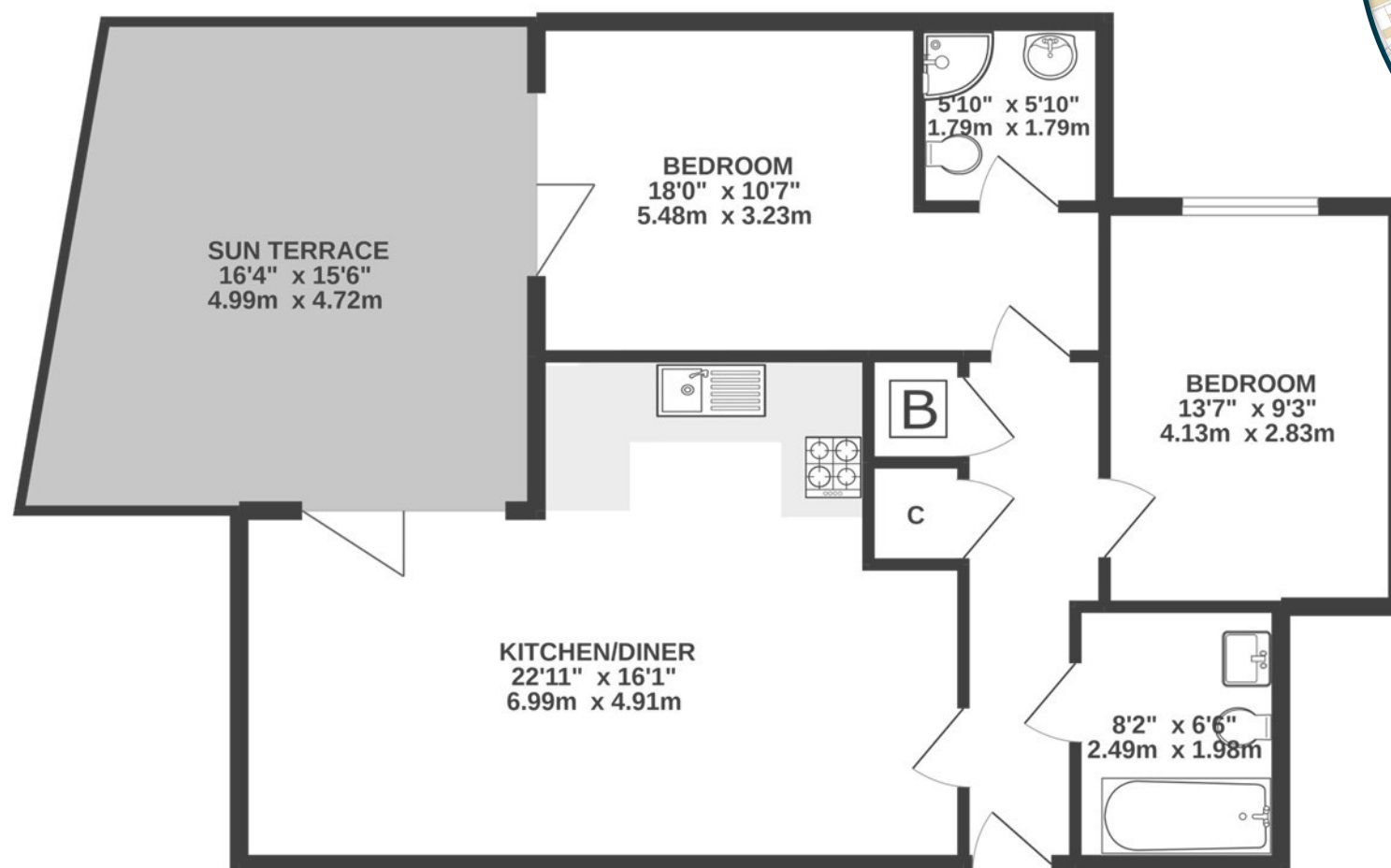
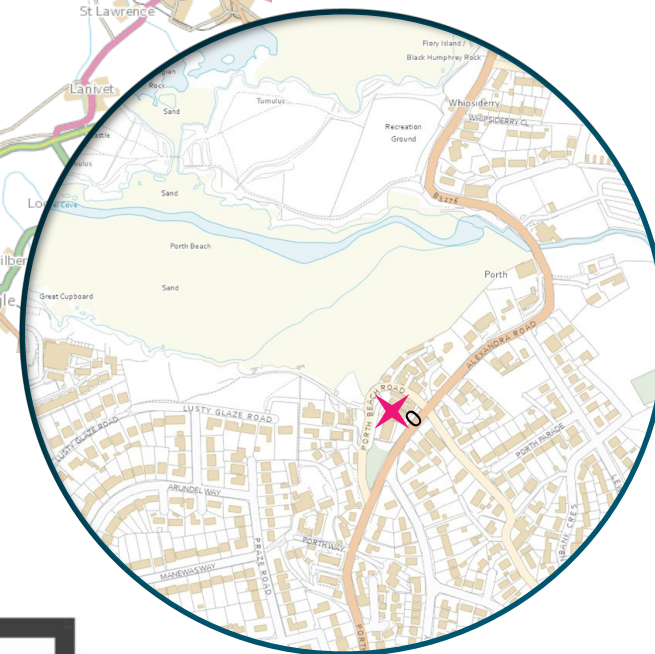
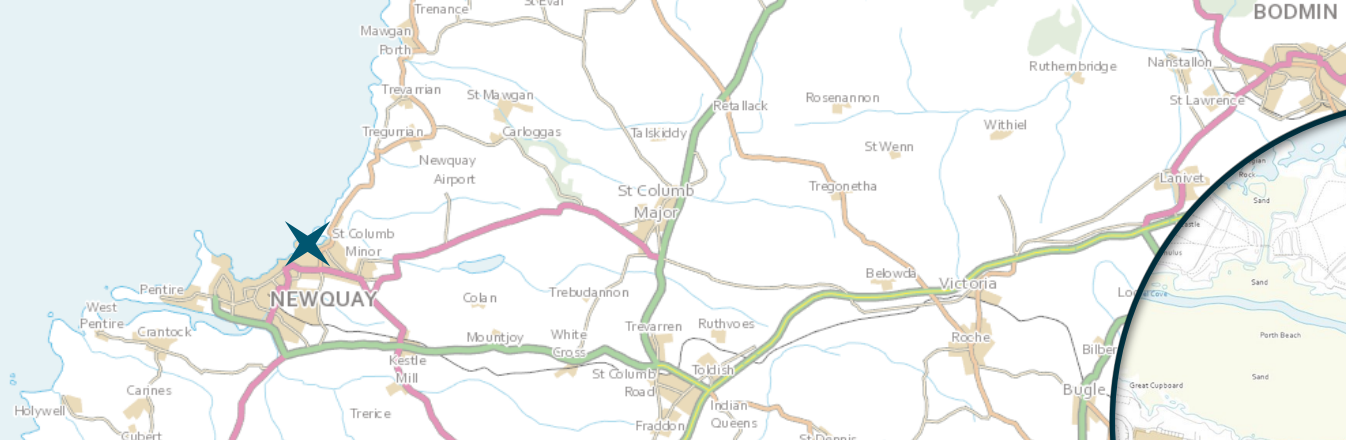
4 The Beach House is situated just meters away from the magnificent golden sandy beach at Porth, to the east and on the outskirts of Newquay. The locality offers views across the beach to the headland, an area designated of Great Landscape Value and yet is less than 1.5 miles from the extensive array of shops, restaurants, bars and cafes of the vibrant town which also offers a cinema, zoo, aquarium, aqua park and boating lake. The next bay along from Porth is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions including The Extreme Academy sports school offering a great range of sports and activities. Revered Mawgan Porth is less than four miles distant along the scenic coast road as is Newquay Airport.

4 The Beach House, Porth

TR7 3DR £300,000 guide



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"Just yards from
 the surf &
 sand at Porth" ^{To}

find The Beach House, from the A39 head towards Newquay along the A3059 and onto Henvy Road. At the first mini roundabout, turn right signposted to Porth. Drive down the hill towards the beach and take the turning on the left to Porth Beach Road. The Beach House can be found along on the right hand side. The postcode for satellite navigation is TR7 3DR.

TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.