



MAY WHETTER & GROSE

APT 1 CHI AN MOR SEA ROAD, CARLYON BAY, PL25 3SG
GUIDE PRICE £650,000

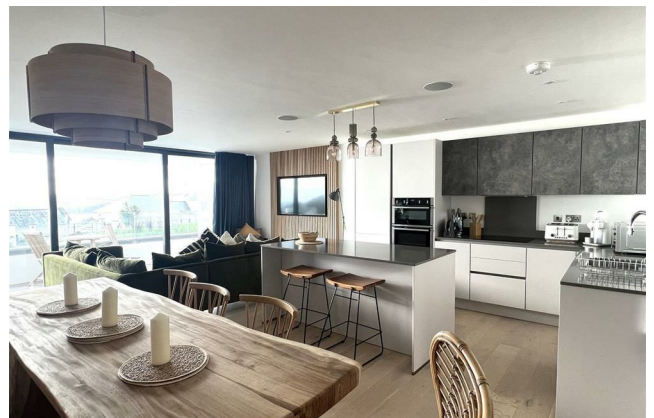


**** VIDEO TOUR AVAILABLE UPON REQUEST ****

ENJOYING FABULOUS VIEWS OUT ACROSS ST AUSTELL BAY FROM ITS COMMANDING GROUND FLOOR POSITION, AND LOCATED ON ONE OF CORNWALL'S MOST SOUGHT AFTER PRIVATE RESIDENTIAL ROADS IS APARTMENT 1 CHI AN MOR, FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT. THOUGHTFULLY AND WELL DESIGNED LIVING, FORMS PART OF A HIGH END PREMIUM LUXURY DEVELOPMENT ON ONLY FIVE HOMES AND OFFERS OPEN PLAN LIVING, COVERED TERRACE, EN-SUITE, WALK IN WARDROBE, SPACIOUS HALLWAY WITH TWO ADDITIONAL DOUBLE BEDROOMS, UTILITY ROOM AND SHOWER ROOM. BENEFITS FROM TWO CAR PARKING SPACES AND ELECTRIC CAR CHARGER. THERE IS A LARGE STORAGE UNIT TO THE REAR. THE PROPERTY IS CURRENTLY A SUCCESSFUL HOLIDAY LET AND IS AVAILABLE TO BE PURCHASED WITH ONGOING BOOKINGS AND COULD INCLUDE ALL FIXTURES AND FITTINGS IF REQUIRED (UNDER SEPARATE NEGOTIATION). VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS STUNNING CLIFF TOP POSITION WITH THE COASTAL FOOTPATH OPPOSITE WHICH GIVES ACCESS TO CARLYON BAY BEACH OR DOWN TO THE HISTORIC PORT OF CHARLESTOWN AND BEYOND. A FANTASTIC BASE TO EXPLORE THE SOUTH WEST COASTLINE.

****SEE AGENTS NOTES ****

EPC - B



Location

Coastal location situated on the private and highly sought after Sea Road in Carlyon Bay within easy reach of Carlyon Bay Hotel Spa, Golf Course and the Port of Charlestown which offers a superb array of restaurants, fine dining and traditional Cornish Pubs. The world famous Eden Project is a short inland drive and there is also excellent transport links by road, rail or air including short flights from Newquay to London and elsewhere in the UK.

Directions

From St Austell head out to Carlyon Bay, past Charlestown Primary School on your left hand side, taking the right hand turn onto Sea Road, follow the road up to the top and along and the development will be set back on the left hand side behind landscaped gardens and driveway.

Accommodation

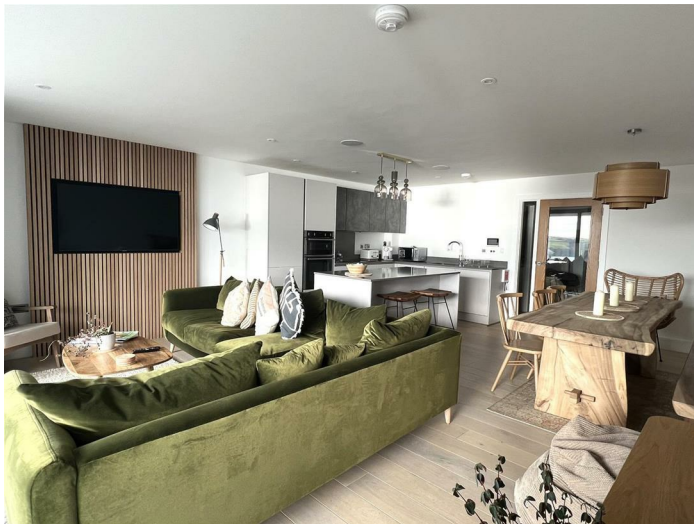
There is either a granite flagstone paved ramp or steps with brush chrome handles leading to the front entrance with entry phone system and the apartment door will be on the left hand side from the communal entrance.

Door opens through into a warm and welcoming hallway benefits from underfloor heating. There are convenient storage facilities. Doors through into the inner hallway where there are doors to all rooms and glass panel door and side panel opening through into the impressive open plan living area.

Open Plan Living Area

21'3" x 17'7" maximum (6.48 x 5.37 maximum)

appliances of Neff Oven, Fridge/Freezer, Hob with hidden extractor, Dishwasher. Central island with breakfast bar.



Enjoying the breath taking views with floor to ceiling glass sliding doors which open out onto the wonderful sun terrace which also offers outside power sockets. Lighting provided by recessed spotlighting and also built-in Sonus sound system and some attractive Scandinavian panelling with insert, currently housing large TV. The kitchen itself is thoughtfully designed and laid out with a comprehensive range of two tone high end wall and base units with integrated

Principal Bedroom

12'0" x 10'4" (3.68 x 3.15)



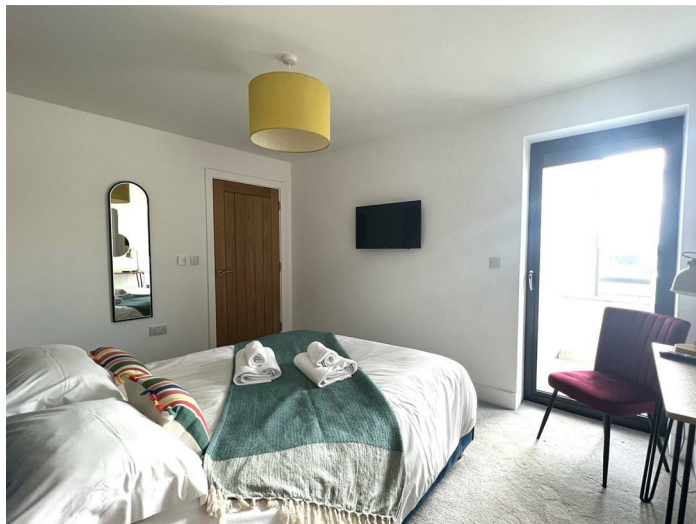
Door opening out onto covered seating/patio area where you can also enjoy sea glimpses and views of coastline. Further double glazed window to the side with deep display sill and fitted blind. Doors into both an en-suite and walk in wardrobe.

En-suite

10'0" x 5'5" (3.05 x 1.67)



Impressively finished with a fully tiled wall and floor surround. Incorporating low level WC with hidden cistern, large floating hand basin with vanity storage beneath and deep sill above. The feeling of space is further enhanced by the large mirror with lit surround. Walk in shower with recess shelving for toiletries. Chrome ladder heated towel rail. Frosted glazed window. Recessed spotlighting.



Walk in Wardrobe

4'9" x 6'1" maximum (1.46 x 1.87 maximum)

Laid out with double hanging wall and open rails and storage plus dressing table with lit mirror above and power socket. Recessed spotlighting.

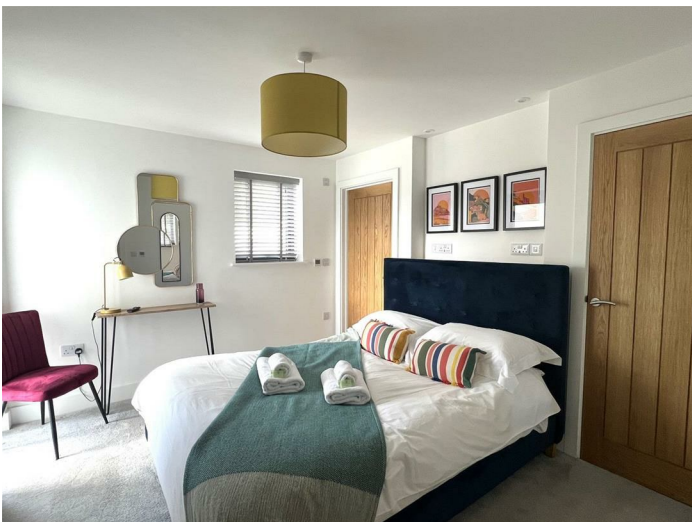
From the internal hallway with recessed lighting and further wall mounted sockets leads through to the two further bedrooms, shower room and utility.

Bedroom

7'3" x 8'9" (2.23 x 2.68)



Double glazed window with fitted blinds to the rear together with recessed spotlighting.



Utility

4'9" x 7'3" maximum (1.45 x 2.23 maximum)
Double glazed window with fitted blind to the rear.
Wall mounted cupboard housing the boiler and under unit space and plumbing for white good appliances plus coloured sink and drainer with mixer tap set into an attractive square edged worksurface. Ceiling mounted extractor. Recessed spotlighting.

Shower Room

5'10" x 5'1" (1.80 x 1.55)



Offering a fully tiled wall and floor surround with curved glazed shower door into cubicle with recess. Ceiling mounted extractor and recessed spotlighting. Lit mirror surround above the floating hand basin with additional vanity storage beneath and floating WC with hidden cistern. Chrome heated towel rail. Wall mounted shaver socket and night time low level lighting.

Bedroom

11'8" x 8'9" (3.57 x 2.69)



A double glazed door with fitted blind leading out to paved patio where you can enjoy sea glimpses and coastline views. Attractive Scandinavian panelling with power sockets and lighting. Open built-in

wardrobe storage and drawers with vanity mirror and power socket. Additional large picture double glazed window with fitted blinds.



Outside



The property is approached by landscaped gardens and tarmac driveway with lighting.

To the left is the allocated parking with electric car charging point if required. A discreetly hidden bin storage and gentle steps lead across the front of the property and down the side to the useful storage facilities to the rear.



Council Tax Band



The property is currently subject to business rates as it is a self catering holiday let.

Please see link below.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/14082684000>

Agents Note 1



Currently a successful holiday let which can be seen on this link www.cottages.com/cottages/chi-an-mor-uk39485.

The scenery photos are from the coastal footpath opposite

Agents Note 2


The property is Leasehold on a 999 year lease with 995 left to run.


The management fee is £2,200 for the period 2023/2024

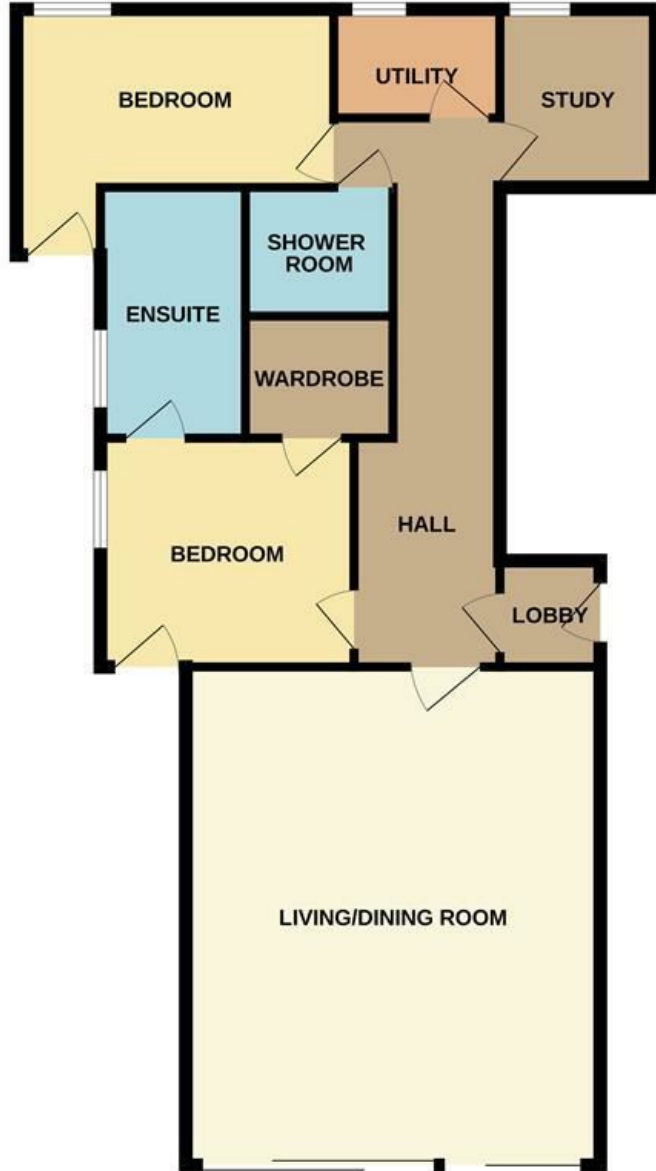
The Ground Rent is TBA

Agents Note 3

Pets are allowed at the property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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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