



MAY WHETTER & GROSE

**POLGAVER 53A SEA ROAD, ST. AUSTELL, PL25 3SG
OFFERS IN EXCESS OF £675,000**



AN EXCITING OPPORTUNITY TO PURCHASE A CHAIN FREE FIRST FLOOR APARTMENT BOASTING TWO DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE FACILITIES. THIS FIRST FLOOR APARTMENT OFFERS STUNNING PANORAMIC SEA VIEWS OVER ST AUSTELL BAY TO THE FRONT. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING, COMMUNAL GROUNDS, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE PROPERTY IS IMMACULATELY PRESENTED AND AN EARLY VIEWING IS DEEMED ESSENTIAL TO AVOID DISAPPOINTMENT.

EPC: B



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions

The property is approached by passing Charlestown Primary School on the left hand side, then taking the first right hand turning into Sea Road. Follow the road until you pass the Porth Avallen Hotel on the left hand side of the road. The property is located in the building to the right hand side of the Porth Avallen Hotel.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



Accessed from the rear of the building a communal entrance door with a remote key entry system allows external access into the communal entrance which serves just a handful of other property's. Steps lead up to the first floor with the first door on the right providing access through to Polgaver Apartment.

Entrance Hall

16'0" x 9'5" max (4.90m x 2.89m max)



Hardwood door with inset spy hole which allows external access into entrance hall. Upvc double glazed window to rear elevation. Oak flooring. Doors through to utility, principal bedroom, bedroom two and family bathroom and opening through to kitchen diner. High level mains enclosed fuse box. Radiator. Inbuilt storage. Wall mounted remote entry handset. Telephone point. Wall mounted thermostat.

Utility

1.52m x 1.69m max



Tiled flooring. This area is used to house a washing

machine with tumble dryer set on top and additional upright chest freezer. Tiled walls. Radiator. Door opens to provide access to a useful corner storage recess offering shelved storage options. Fitted extractor fan.

Bedroom Two

12'0" x 8'9" (3.68m x 2.68m)



En-Suite

9'0" x 5'6" (2.75m x 1.68m)



Upvc double glazed window to rear elevation overlooking the property's garage and in turn communal grounds. Continuation of oak flooring. Radiator. To the far side of the room there are three full length mirrored doors open to provide access to fantastic inbuilt storage. Radiator. Telephone point.

Bedroom One

20'9" x 9'8" max (6.34m x 2.95m max)



Low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below with roll top work surface over. Large fitted shower enclosure with sliding glass shower door and wall mounted electric shower. Tiled walls, tiled flooring with under floor heating. Large heated towel rail. Fitted extractor fan. Mirror fronted eye level storage units.

A tremendous principal bedroom with Upvc double glazed patio doors to front elevation allowing access to the elevated balcony offering stunning views over St Austell bay to the front. Door through to en-suite. Continuation of oak flooring. Radiator. Telephone point.

Family Bathroom

8'3" x 6'7" (2.52m x 2.02m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap, tiled enclosed bath with central mixer tap, complete with fitted shower attachment and glass shower screen. Tiled flooring and walls. Fitted extractor fan. Mirror fronted eye level storage cupboards. Large heated towel rail. Underfloor heating.

Kitchen Diner

14'0" x 8'10" (4.27m x 2.71m)



Upvc double glazed window to side elevation, opening through to lounge area. Matching wall and base kitchen units benefitting from soft close technology. Square edge polished granite worksurfaces. Tiled walls to water sensitive areas. Fitted four ring buttonless induction hob with fitted Neff extractor hood above and polished black granite splash back. Continuation of oak flooring. Stainless steel one and half bowl sink with central mixer tap, matching draining board and inset "InSinkerator" waste disposal. Fitted electric oven with grill above. Fitted microwave. Space for breakfast table. The kitchen benefits from integral dishwasher and fridge. The property's gas fired central heating boiler is located in one of the kitchen base units. We are advised that the central heating boiler was updated 2/3 years ago. Large opening through to Lounge.



hotel a tarmac drive meanders along the front of the apartment block via communal grounds. With an array of planting and shrubbery. The property's parking space is the first space reached on the right hand side of the drive. The tarmac drive flows around the right hand side of the apartment block providing access to the garage to the rear. Polgaver Apartment garage is the second black garage door in from the left hand side, with a remote controlled fob providing access. Opposite the garage door steps lead up to provide access to the communal entrance. To the left hand side of the garages wooden gates open to provide access to a covered bin store. To the right hand side of the block of the garages, steps lead up to the apartment blocks communal garden, which is laid to lawn and well enclosed with metal fencing to the left and evergreen boundary to the right hand side. On top of the garage is a fantastic additional external communal entertaining area.

Lounge

14'0" x 16'4" (4.27m x 4.98m)



Upvc double glazed bay window to rear elevation, Upvc double glazed door with full length glazing providing access to the elevated balcony, offering truly breath taking sea views over St Austell Bay to the front of the property. These views need to be seen to be fully appreciated. Continuation of oak flooring. Two radiators. Television aerial point. Inbuilt satellite points. A fabulous entertaining space making the most of the delightful surroundings.

Garage

19'10" x 9'7" (6.05m x 2.93m)

With light power and shelves to the rear.

Agents Note.

We understand the property benefits from a 999 year lease with circa 980 years remaining,

We understand the management fee is £135 per month.

When the property was purchased a number of upgrades were put into place, with oak flooring were put into place throughout. A wall in the kitchen/diner separates the two areas. All updated internal doors and an updated boiler, circa 2021.

Council Tax: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

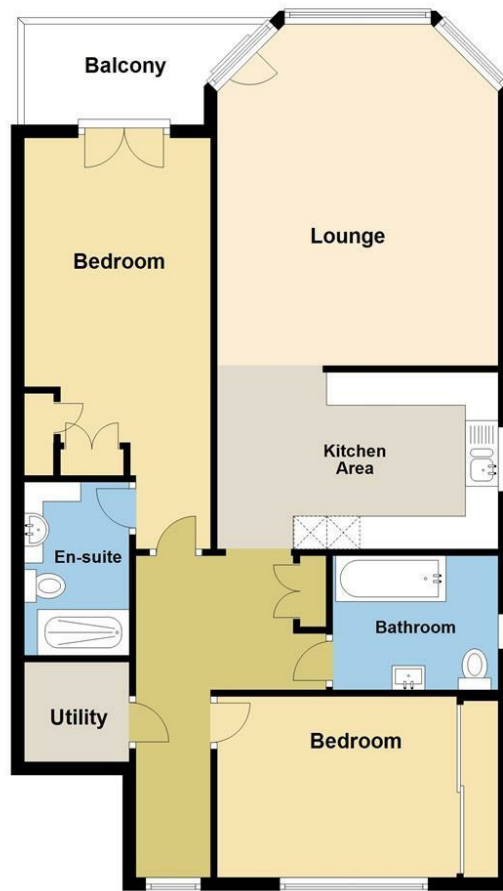


External Description

Located to the right hand side of the Porth Avalon



Ground Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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