



## 23 Beachcombers Apartments, Tregurrian Hill, Watergate Road, Newquay, Cornwall, TR8 4AB

A STUNNING TWO BEDROOM FIRST FLOOR APARTMENT IN THE EXCLUSIVE DEVELOPMENT OF BEACHCOMBERS APARTMENTS LOCATED IN THE DESIREABLE WATERGATE BAY! BALCONY WITH STUNNING SEA VIEWS AND ALLOCAED PARKING. HOLIDAY USE ONLY WITH ONSITE MANAGEMENT AVAILABLE. OFFERED WITH NO ONWARD CHAIN.

£299,950  
Leasehold

our ref: CNN10546



# KEY FEATURES



2

- PRIME FIRST FLOOR APARTMENT
- TWO SPACIOUS DOUBLE BEDROOMS



1

- SHOWER ROOM AND ENSUITE TO MASTER
- DEDICATED NUMBERED PARKING SPACE



2

- FANTASTIC COASTAL LOCATION
- SUNNY SOUTH FACING BALCONY
- STUNNING COUNTRYSIDE AND SEA VIEWS OF WATERGATE BAY

Energy rating (EPC) **B**

Council tax band: **B**

- NO ONWARD CHAIN
- EXCLUSIVE HOLIDAY USE DEVELOPEMENT
- IN HOUSE HOLIDAY LET MANAGEMENT

## SUMMARY

Located in the heart of Cornwall's stunning north coast, Apartment 23 at Beachcombers Apartments enjoys an enviable position in Watergate Bay, one of the region's most popular coastal destinations. Famous for its wide, sandy beach and dramatic cliffs, Watergate Bay is a haven for beach lovers, surfers, and those seeking a serene escape along the Atlantic Ocean.

Just 500 yards from the apartment, the beach stretches across two miles of golden sand, providing ample space for beach activities, long walks, and watching the spectacular sunsets Cornwall is known for. Watergate Bay also offers a vibrant yet relaxed lifestyle, with renowned beachside eateries such as The Beach Hut and Fifteen Cornwall, as well as lively cafes, surf schools, and seasonal events. Whether you're taking surf lessons, dining with a view of the sea, or simply enjoying the natural beauty of the area, there is always something to enjoy nearby.

For added convenience, the bustling town of Newquay, Cornwall's premier tourist resort, is only four miles away. Here, you'll find a larger selection of restaurants, shops, and entertainment options, along with further beautiful beaches. Cornwall Airport Newquay is also nearby, offering convenient connections to various UK and international destinations, making this apartment an accessible getaway for guests and visitors from afar.

23 Beachcombers Apartments is a modern and well-appointed first floor apartment in the highly sought-after Beachcombers Apartments at Watergate Bay. Offered exclusively to the holiday let market this first-floor apartment is perfectly positioned within the building, offering unobstructed sea views towards Watergate Bay from the lounge, master bedroom, and private, south-facing balcony.



The apartment features an open-plan living area combining the kitchen, dining, and lounge spaces, creating a spacious yet cosy setting for relaxation and entertainment. The contemporary kitchen is equipped with hardwood worktops, a stainless-steel sink, and a built-in electric oven with a four-ring gas hob and extractor fan. Integrated appliances, including a dishwasher, refrigerator, and freezer, add convenience and style to this functional space. Floor-to-ceiling patio doors in the lounge open onto the balcony, capturing stunning coastal views.

There are two double bedrooms, including a master bedroom with an en suite shower room, complete with a walk-in shower, WC, and wash basin. The second bedroom is generous in size and filled with natural light. An additional shower room is accessible from the hallway and includes modern fixtures and a utility cupboard with a gas central heating boiler.

The apartment is successfully managed as a holiday let by Breaks In Cornwall (Travelsmith), with holiday-only usage restrictions and no allowance for full-time residence.

Viewing is highly recommended to appreciate the views and position that this apartment offers. Offered chain free!

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2005

Ground rent: Peppercorn

Ground rent review period: N/A

Service charge & Info: £2712 per annum

Buildings Insurance: £371 per annum

Freeholder: Travelsmith Holidays Ltd

Management Company: Beachcombers Management Company

Residential letting: No

Holiday letting: Yes

Pets: No – Pets policy under review for guests

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

## ADDITIONAL INFO

Utilities: All Mains Services Broadband: Yes (Fibre). For Type and Speed please refer to Openreach website  
Mobile phone: Yes. For best network coverage please refer to Ofcom checker

Parking: Allocated space x 1

Heating and hot water: Gas Central Heating for both

Covenants (if applicable): Holiday let restricted

Accessibility: First Floor Apartment – No lift

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

9' 4" x 4' 8" (2.84m x 1.42m)  
max

## Open Plan

Lounge/Kitchen/Diner  
21' 7" x 12' 11" (6.57m x 3.93m)

## Bedroom 1

13' 1" x 9' 2" (3.98m x 2.79m)

## Ensuite

7' 10" x 6' 8" (2.39m x 2.03m)

## Bedroom 2

12' 4" x 9' 2" (3.76m x 2.79m)

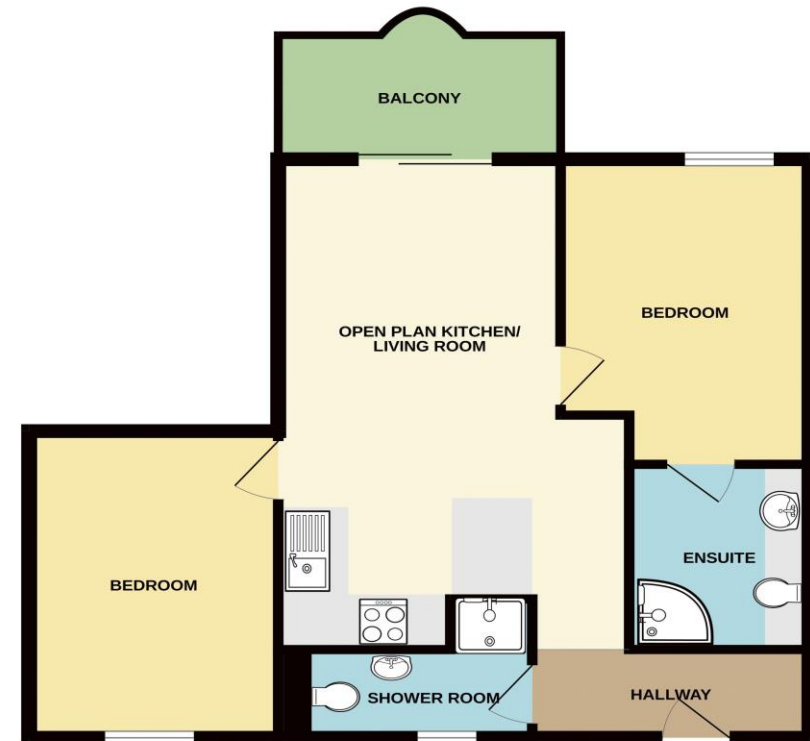
## Shower Room

8' 4" x 2' 10" (2.54m x 0.86m)

## Balcony

## Allocated Parking Space

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 6566sq.ft. (610.0 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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