



13 One Lusty Glaze Road, Newquay, Cornwall, TR7 3FH

A SUPERB THREE BEDROOM LUXURY APARTMENT WITHIN ONE OF NEWQUAY'S MOST SOUGHT-AFTER LOCATIONS – LUSTY GLAZE!!! WITH WESTERLEY FACING BALCONY CATCHING THE STUNNING EVENING SUNSETS. A PERFECT HOME OR INVESTMENT. ALLOCATED PARKING OFFERED WITH NO ONWARD CHAIN.

£499,950
Leasehold

our ref: CNN10602

KEY FEATURES



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- LUXURY APARTMENT IN STUNNING SOUGHT AFTER LOCATION
- THREE SPACIOUS DOUBLE BEDROOMS INCLUDING MASTER WITH EN-SUITE
- BI-FOLD DOORS TO WEST-FACING BALCONY WITH SUNSET VIEWS
- MODERN KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- BEAUTIFULLY MAINTAINED FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE INCLUDED WITH THE PROPERTY
- ACCESS TO SECURE COMMUNAL SURF STORE FOR BEACH GEAR
- SUCCESSFUL HOLIDAY LET WITH FURNITURE NEGOTIABLE ON SALE
- LOCATED MOMENTS FROM LUSTY GLAZE BEACH AND COASTAL PATHS
- STUNNING VIEWS ACROSS NEWQUAY BAY AND TOWAN HEADLAND

Energy rating (EPC)

Council tax band:

B

NDR

SUMMARY

Set in one of Newquay’s most sought-after coastal locations, One Lusty Glaze offers the perfect blend of modern luxury and natural beauty. Positioned just moments from the golden sands of Lusty Glaze Beach, this apartment enjoys an elevated vantage point with unrivalled westerly views—perfect for soaking in Cornwall’s famous sunsets over the Atlantic. Whether you’re walking to the beach, exploring the nearby coastal paths, or enjoying an alfresco drink on your balcony, this is seaside living at its most refined.

Located on the third floor of this contemporary development, 13 One Lusty Glaze is a beautifully presented three-bedroom apartment that epitomises coastal elegance. The building is secure and immaculately maintained, with both staircase and lift access to the apartment.

As you enter, a spacious hallway with engineered oak flooring sets the tone for the quality found throughout the home. A large storage cupboard houses plumbing for a washing machine, and from here, all rooms flow seamlessly off the central hall.

The heart of the apartment is the stunning open-plan kitchen/living/dining room, where full-width bi-folding doors frame panoramic sea views and open onto a private westerly-facing balcony—a spectacular spot to watch the sun dip below the horizon. Engineered oak flooring runs throughout, complementing the modern and tasteful kitchen design, which features handleless taupe base and wall units with underlighting, quartz worktops, an inset sink, and a full suite of integrated appliances including a fridge freezer, dishwasher, electric oven, hob with extractor, and a microwave. There’s ample space for a family-sized dining table and relaxed lounge furniture, all oriented towards those uninterrupted ocean vistas.



There are three generously sized double bedrooms, each thoughtfully designed to create a calm and restful space. The master suite is particularly impressive, with dual front and rear aspects, a Juliet balcony overlooking the north Cornish coastline, and a stylish en-suite shower room. The en-suite is fully tiled and features a double shower, wall-mounted basin, and low-level WC. The family bathroom is equally well-appointed, offering a panelled bath with mains-fed shower over, wall-mounted vanity unit, low-level WC, a stainless-steel heated towel rail, and a fitted mirror.

The balcony, a real highlight of the home, is finished with low-maintenance composite decking and a sleek glass balustrade, complete with outdoor lighting. From here, you can take in panoramic views stretching across Newquay Bay, Towan Headland, and the Barrowfields—an ever-changing coastal canvas.

Practical features further enhance the appeal, including an allocated parking space and access to a secure communal surf store, ideal for keeping beach gear and boards safe and ready for your next coastal adventure. The apartment benefits from mains gas underfloor heating throughout and is currently operated as a successful holiday let. All furnishings are negotiable, offering a turnkey opportunity for those seeking a stylish second home or investment property by the sea.

AGENTS NOTE: EWS1 report has been completed and remedial action is required. Please contact agents for full details of the report and all ongoing action.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2016

Ground rent: £340 per annum

Service charge & Info: £3000 per annum

Freeholder: Wallace Estates

Management Company: One Lusty Glaze Right to Manage Company Limited (Penina Property Management for day to day)

Residential letting: Yes

Holiday letting: Yes

Pets: Yes but owners only

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

Tenure: Leasehold

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated space x 1

Heating and hot water: Gas Central Heating for both

Building safety: See Agents notes regarding ESW1

Accessibility: Third Floor. Lift available.

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hall

24' 3" x 3' 9" (7.39m x 1.14m)

Open Plan

Lounge/Diner/Kitchen
22' 8" x 13' 10" (6.90m x 4.21m)

Bedroom 1

9' 9" x 14' 9" (2.97m x 4.49m)

Ensuite

7' 2" x 4' 7" (2.18m x 1.40m)

Bedroom 2

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom 3

12' 5" x 9' 11" (3.78m x 3.02m)

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Balcony



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