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SEA VISTA, 1 PLAIDY BEACH APARTMENTS PLAIDY PARK ROAD, PLAIDY, LOOE, PL13 1AB

PRICE GUIDE £375,000

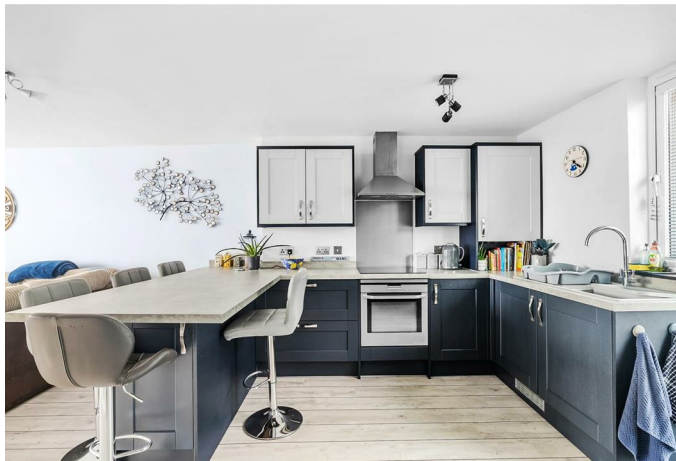






SOUTH FACING SEASIDE APARTMENT - Close to the beach and with super sea views a superb ground floor apartment offering spacious accommodation with large sea facing terrace. About 801 sq ft, Reception Hall, Open Plan Living Room/Kitchen, 2 Double Bedrooms (Both with Ensuite Shower Rooms), Parking. Suit home or holiday let.

BEACH 450 YARDS, LOOE 0.5 MILE WALK, PLYMOUTH 21 MILES, FOWEY 13 MILES





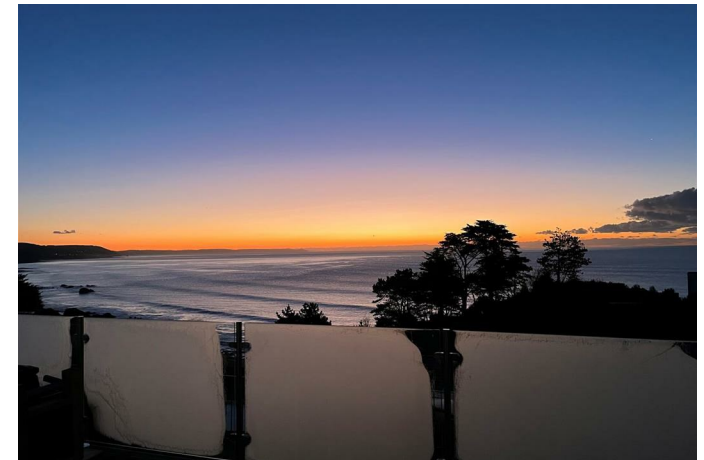
## LOCATION

The property lies in an elevated position within the prized and well established beachside residential area of Plaidy, only 200 yards from the sea as the crow flies. Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path, the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach has a slipway and provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance (About 900 yards).

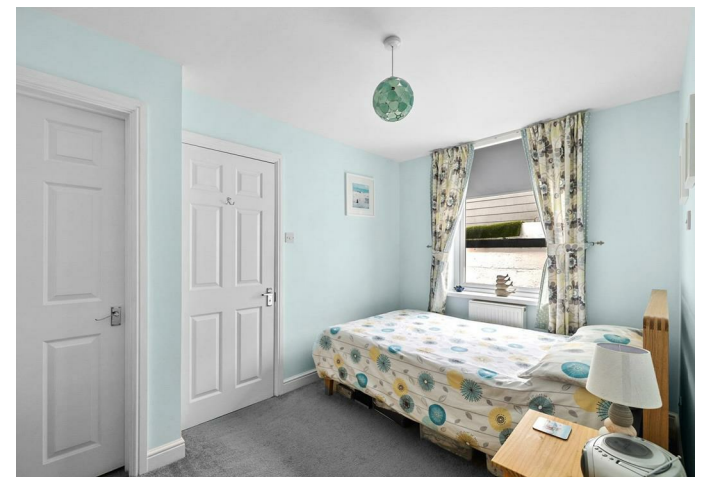
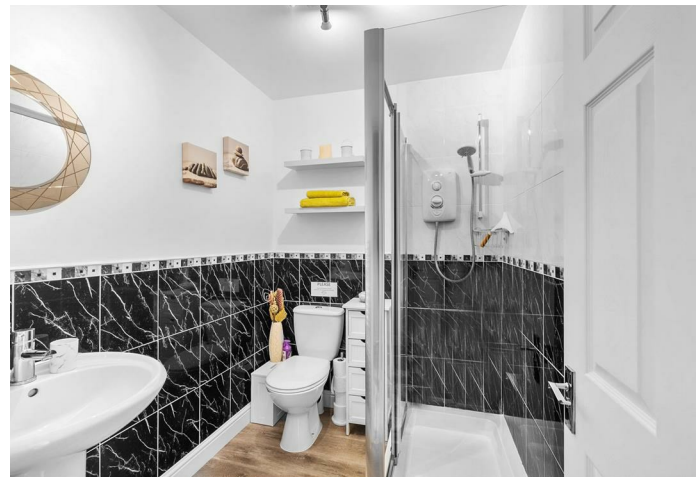
Local amenities at the Barbican include a Spar shop with a post office, a primary school, secondary school (both rated "good" by Ofsted), a fish bar, a baker, a hairdresser, and an NHS dentist. The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.











#### DESCRIPTION

Rarely available in this quiet and highly coveted near beachside location - Sea Vista comprises a ground floor flat with a south aspect and, as the name implies, fabulous sea views across Looe Bay and Whitsand Bay with the iconic landmark of Rame Head in the east, the Eddystone Lighthouse on the south horizon and Looe Island to the west.

The property is suited for use as a primary residence or indeed as a second home or holiday let given it's proximity to the beach and amazing sea views, the level access onto the decked terrace from the living accommodation provides an easy transition between indoors and outdoors - perfect for entertaining and enjoying the coast and sea views..

The property benefits from mains gas central heating and full double glazing and briefly comprising - About 801 sq ft - Reception Hall - 29' Open Plan Living Room/Kitchen with sea views - 15' Principal Bedroom (Double) enjoying sea views and Ensuite Shower Room/WC with walk in wardrobe - Study Area - Further Double Bedroom with Ensuite Shower Room/WC and walk in wardrobe.

#### OUTSIDE

Plaidy Park Road is a private road leading to an allocated parking space for 1 car with additional visitors parking available on road. Communal Bin Store. There are two sea facing terraces extending to over 700 sq ft in total with super panoramic sea views and a hot tub which is available by separate negotiation. There is a pedestrian right of way over the lower front terrace serving the other 4 apartments. To the rear there is a further enclosed terraced courtyard garden with low maintenance.

EPC RATING - C, COUNCIL TAX BAND - C

#### TENURE

The property is leasehold but with each of the five apartments having a 20% share of the freehold - the ground rent/service maintenance charge last year was agreed at £600 and the original lease was for 999 years with 983 years remaining.

#### DIRECTIONS

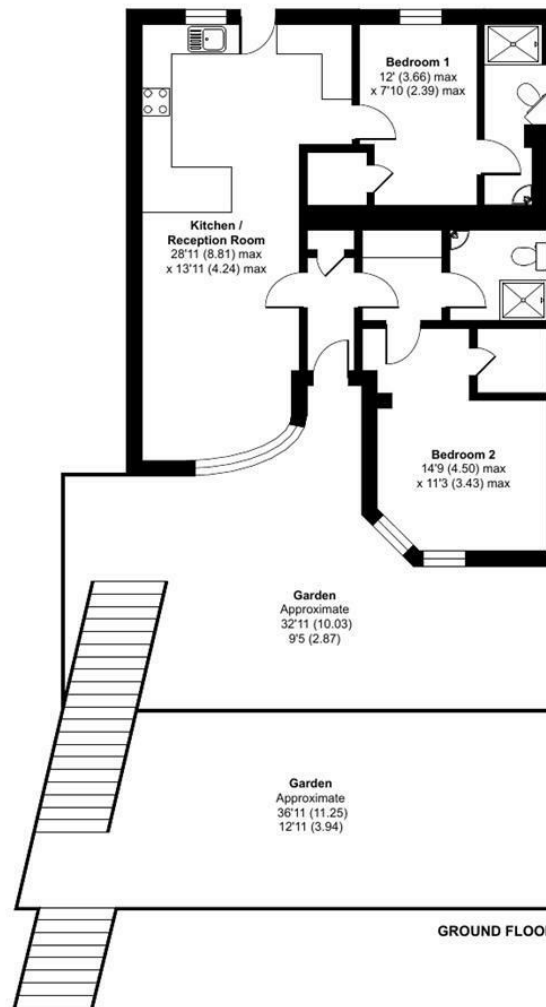
Using Sat Nav - Postcode PL13 1AB - the property will be found on the left.



# Plaidy Park Road, Plaidy, Looe, PL13

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1090636

These particulars should not be relied upon.