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12 CELTIC SHORES BEACH HILL, DOWNDERRY, TORPOINT, PL11 3NT

OFFERS IN EXCESS OF £425,000







Commanding a stunning prospect over the sparkling waters of Whitsand and Looe Bay and only 50 yards from the beach, a beachside apartment (with level access) within an architecturally striking building. About 881 sq ft, 27' Open Plan Living Room/Bespoke Kitchen, Balcony, Laundry Room, Principal Bedroom with Ensuite Shower Room and Private Balcony, Further Double Bedroom, Family Bathroom, Communal Garden, Gated Parking, Additional Allocated Parking.

LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

#### LOCATION

The property is situated in a south facing and prized near beachfront position within about 50 yards of Downderry Beach on a stretch of coastline often referred to as the Cornish Riviera and renowned for its mild maritime climate. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry together with the neighbouring beachside village of Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café and doctors' surgery. There is a superb farm shop with cafe at Widegates catering for most day to day needs. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was, in recent years, noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

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 on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.





## DESCRIPTION

Celtic Shores comprises an architecturally striking purpose built block of 14 residential apartments in a unique seaside setting with each apartment commanding a 180 degree panorama spanning from Rame Head in the east and Looe Island in the west.

Contemporary fittings, excellent natural lighting, underfloor heating and a bespoke fitted kitchen with granite work surfaces and Neff appliances are features of the property. Access is via well kept areas and a secure gated car park.

Despite being on the second floor, the apartment benefits from completely level access from the car park via a lift. The accommodation is demonstrated by reference to the attached floorplan extending to approximately 881 sq ft and briefly comprises as follows: Spacious Reception Hall with Laundry Cupboard off - 27' Open Plan Living Room/Kitchen with bespoke kitchen fitted with granite worksurfaces and Neff appliances, the living area has wide windows with fabulous sea views and door opening to the 80 sq ft Balcony - Principal Bedroom with built in wardrobes and Ensuite Shower Room/WC, this bedroom has sea views and a Private Balcony perfect for morning coffee while enjoying the sea views - Further Bedroom (also a double) - Family Bath/Shower Room.

## OUTSIDE

The property is approached through electronically operated gates into a secure parking area providing parking for 1 car, with an additional allocated space within the private carpark closeby. The apartment benefits from a 16' long balcony on the south side enjoying the sea views and a further private balcony approached through the principal bedroom.

On the south side there are extensive and very pretty communal gardens comprising gravelled and lawned areas, beautifully landscaped and well maintained.

Within the gated carpark there is a communal service building for storage of refuse and recycling etc.

EPC RATING - C, COUNCIL TAX BAND - E

## DIRECTIONS

Using Sat Nav - Postcode PL11 3NT

## TENURE AND CHARGES

Service/management charges approximately £3800.00 per annum (inc ground rent). Leasehold - 999 year lease from 2005. Services - Mains water, electricity and drainage.







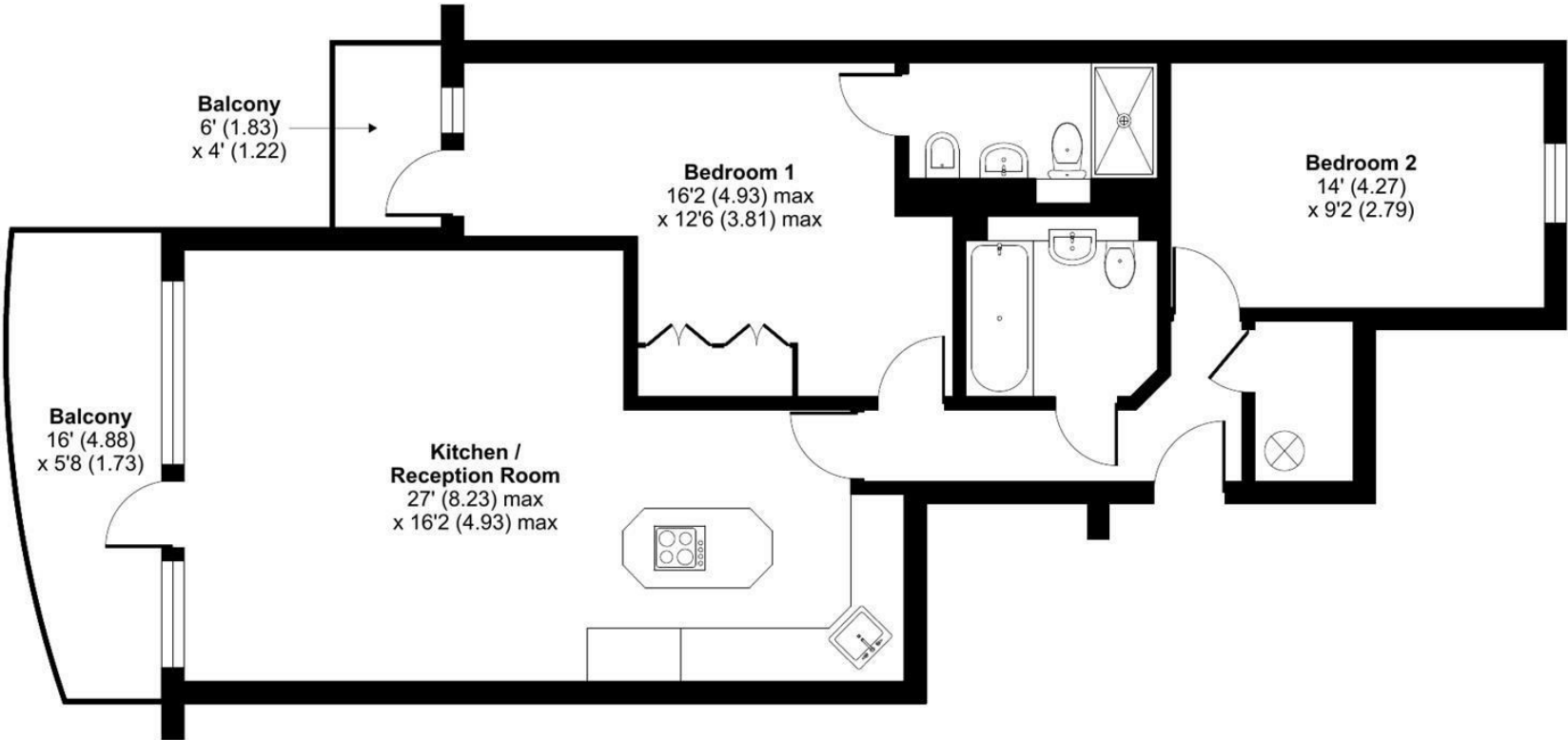




# Beach Hill, Downderry, PL11

Approximate Area = 881 sq ft / 81.8 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). © ncthecom 2023. Produced for Scott Parry Associates. REF: 1064438

These particulars should not be relied upon.