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22 MOUNT BRIONI LOOE HILL, SEATON, TORPOINT, PL11 3JN

PRICE GUIDE £345,000





ONLY 100 YARDS FROM SEATON BEACH - A beautiful contemporary duplex apartment in a coveted beachside setting, south facing and commanding awe inspiring views across the beach and coastline of Whitsand Bay. About 794 sq ft, 22' Open Plan Living Room/Kitchen with Balcony off, 2 Double Bedrooms, Bath/Shower Room, Allocated Parking, Terrace and Communal Gardens, Successful Holiday Let and available as a "Turn Key" proposition.

LOOE 5 MILES, FOWEY 17 MILES, KINGSAND/CAWSAND 10 MILES, PLYMOUTH 19 MILES

LOCATION

In an enviable setting on the highly prized Cornish Riviera, the Mount Brioni Holiday Complex comprises just 25 similar units and is widely regarded as one of the best coastal locations in Cornwall with a prime position immediately above Seaton Beach. The apartment occupies a south facing position commanding an extraordinary panorama over Whitsand and Looe Bay.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, small village shop at Bewsheas Restaurant and doctors' surgery. In addition there is a very popular 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 recently 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

The contemporary apartment will be found to be immaculately presented and has an excellent holiday letting track record. Our client intends to sell the property fully furnished and equipped (excluding personal items) to enable a new owner to take over as a "turn key" proposition.

The property has full double glazing and underfloor heating from an air source heat pump with an energy rating of B. The accommodation is thoughtfully laid out over two floors with panoramic sea views from the principal bedroom and living room/kitchen.

The accommodation extends to about 794 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 13' Principal Bedroom with sea views and built in wardrobes - 10' Bedroom 2 with country views, patio doors, built in wardrobes and small Balcony off - Large modern Bath and Shower Room - FIRST FLOOR - 22' Open Plan Living Room/Kitchen with dual aspect and folding doors providing wide access to the sea facing Balcony with stunning panoramic views. This room offers a well equipped gloss kitchen with granite effect worktop. Built in appliances - dishwasher, NEFF electric hob, double oven and grill, extractor hood, microwave, separate fridge & freezer.

TENURE AND HOLIDAY LETTING

Mount Brioni has an occupancy restriction allowing use as a holiday home or second home, allowing all year round occupancy provided that they are not used as a principal residence. Dogs are allowed.

No 22 has a proven holiday letting track record established over many years with an amazing occupancy rate of 43 weeks last financial year.

Tenure - Leasehold. 193 years from 2008 (177 years remaining) at an annual ground rental of £200.00

Services - Mains water and electricity and full fibre broadband with a service charge of £2,404.00 for 2023/2024

OUTSIDE

Sea Facing Terrace and Balcony both with glass and stainless balustrading. Small Balcony to the rear with steps to parking.

Parking - There is a dedicated parking space for one vehicle in the area to the rear of the development.

Communal gardens with barbecue area, laundry facility and small childrens' play area.

EPC RATING - B

DIRECTIONS



Using Sat Nav - Postcode PL11 3JN - please park in the private carpark found at the rear of the complex.



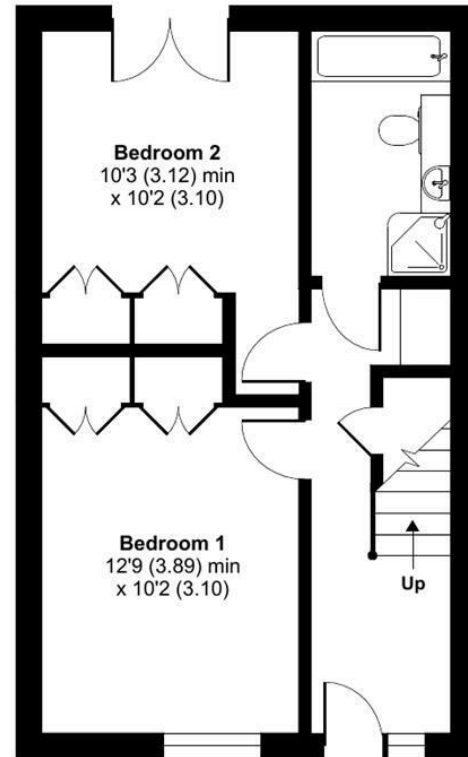




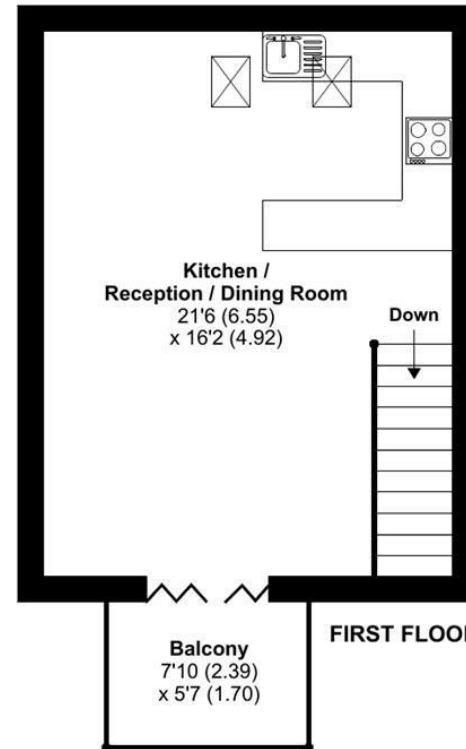
Mount Brioni, Looe Hill, Torpoint, PL11

Approximate Area = 794 sq ft / 73.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1153276

These particulars should not be relied upon.