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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

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

PRICE GUIDE £150,000





ONLY 100 YARDS FROM SEATON BEACH - A superb apartment within an exclusive complex of just 25 similar units commanding stunning south easterly views across the beach and coastline of Whitsand Bay. Holiday Use Only. About 398 sq ft, 18' Open Plan Living Room/Kitchen, Double Bedroom, Bath/Shower Room, Verandah, Allocated Parking, Communal Gardens.

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 sits immediately above Seaton Beach. The apartment occupies a south east facing position commanding an extraordinary panorama over Whitsand and Looe Bay, with the landmark of Rame Head in the east, the Eddystone Lighthouse on the horizon, the beach activity and constant passage of commercial, naval and pleasure craft across the bay provides a distracting and inspirational outlook.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. 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.

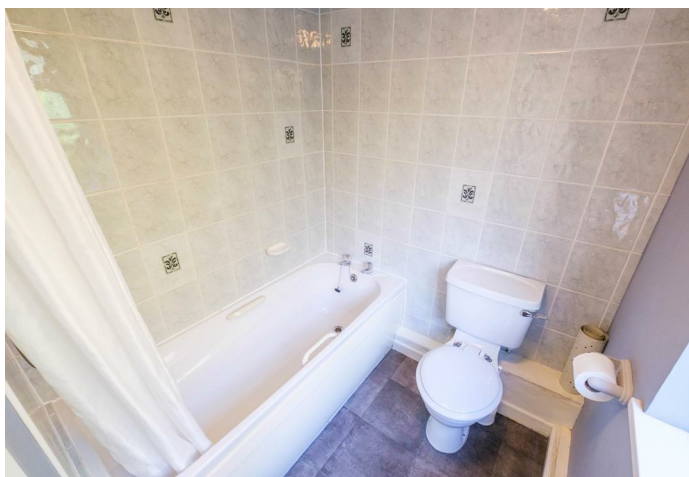


DESCRIPTION

The apartment is available fully furnished and equipped to enable ongoing use as a holiday let. The property benefits from oil fired central heating and full double glazing.

The perfect seaside bolthole extends to about 398 sq ft and offers the following accommodation - Verandah - 18' Open Plan Living Room/Kitchen with sea views - Double Bedroom with sea views - Bath/Shower Room.







TENURE AND HOLIDAY LETTING

We understand that there is a restrictive covenant limiting the use to holiday purposes.

Tenure - Leasehold. 199 years from 1st July 2002 (178 years remaining) at an annual ground rental of £50.

Services - Mains water and electricity (both supplied through Mount Brioni Property Services Limited) with a service charge of £1584 for 2022/2023.

OUTSIDE

To the front is a covered terrace/verandah area with a space for table and chairs and 'al-fresco dining'.

Parking - There is a 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.

DIRECTIONS

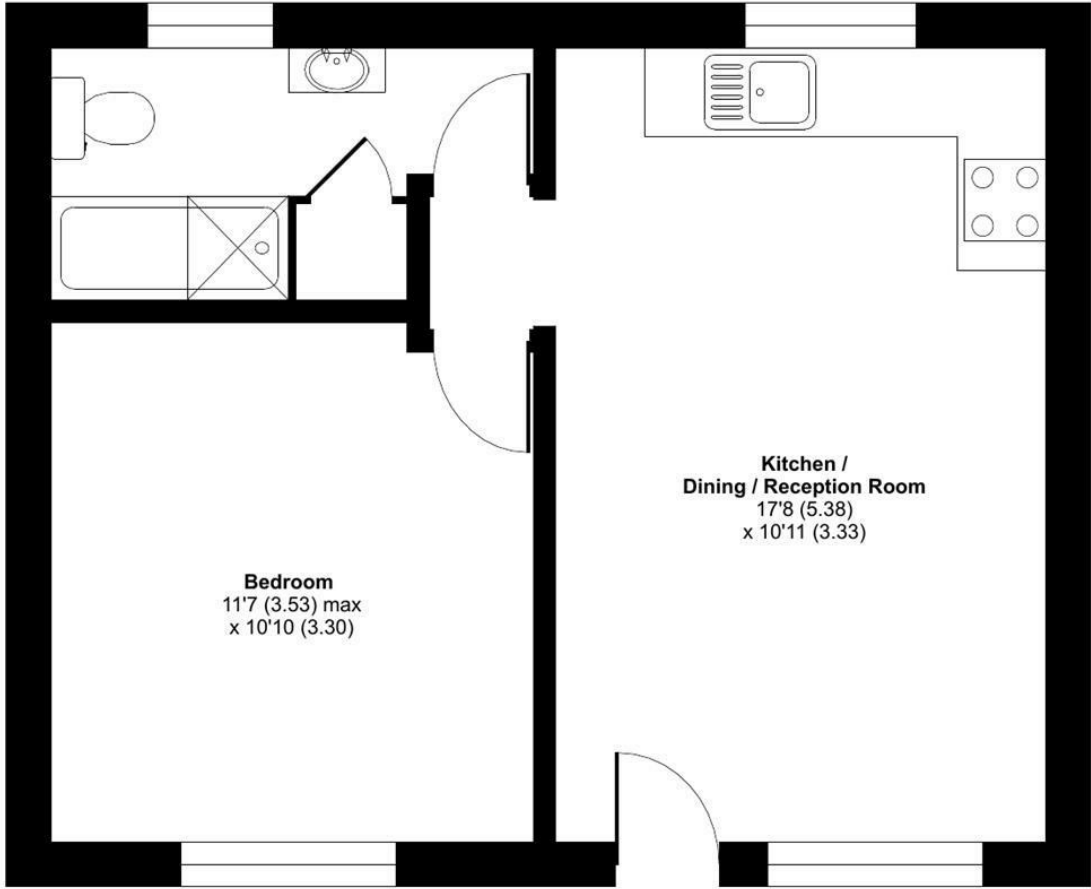
Using Sat Nav - Postcode PL11 3JN - please park in the private carpark found at the rear of the complex.

EPC RATING - C.

Mount Brioni, Looe Hill, Seaton, PL11

Approximate Area = 398 sq ft / 37 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Scott Parry Associates. REF: 1043380

These particulars should not be relied upon.