

3 The Strand
Porth

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David Ball Luxury Collection are delighted to offer for sale this stunning four bedroom, coastal townhouse offering 1806 square feet of internal space. Early internal viewing is highly recommended.

Guide Price £695,000 Freehold

Key Features

- Four double bedrooms with two en-suites
- Private Principal bedroom balcony and further family balcony
- Sought After Coastal Location
- Less than 250 yards to the beach (5 minute walk)
- Mains gas central heating
- Electric intercom gated roadside entrance
- Remainder of 10 year build warranty
- Integral garage and further parking
- Spacious Contemporary open plan living areas
- Outdoor surf shower and utility



The Property

Number 3 The Strand occupies a prime position in a secure gated community in the sought after family area of Porth Beach

The property since new has operated as a very successful holiday let, but would also lend itself perfectly as a permanent family home.

The current owners designed and styled the coastal yet contemporary interiors themselves and it is a true credit to them.

As you enter to the property on the ground floor you are welcomed by the entrance hall and two double bedrooms along with a family bathroom. The bedroom to the rear benefits from its own private courtyard. Stairs lead you to the first floor.

A modern and contemporary first floor open plan living space which is flooded with natural light from the floor to ceiling windows and incorporates a fully fitted kitchen with centred island, dining and living space all complemented by a sunny balcony with frameless glass. The rear enclosed landscaped garden can also be accessed from this level.





Rising to the second floor are two further en-suite double bedrooms with the principle benefiting from a further balcony and impressive apex glazed windows. Due to its westerly elevation this is the perfect place to unwind after a day in the surf and watch the magical Cornish sunsets.

To complete the family accommodation to the lower floor is garage and utility room which also provides access to the remainder of the property along with a thermostatic mains fed outdoor shower perfect for washing down after a day in the surf.

Externally

The property benefits from gated off street parking and a garage complimented by two private frameless glass balconies which are the perfect spot to unwind and enjoy the magical Cornish sunsets after a day in the surf.

To the rear the current vendors have landscaped and designed the private garden to compliment it's coastal position perfectly, incorporating tranquil spots to unwind whilst enjoying the sunshine.





The Location

The Strand can be found in a quiet, secluded, gated community a stones throw from the beautiful coastal village of Porth and overlooks the stunning Porth Beach.

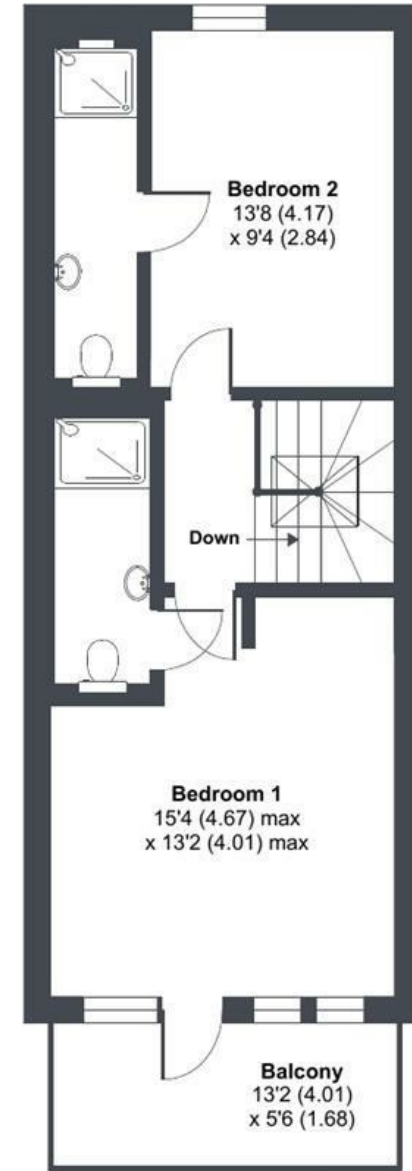
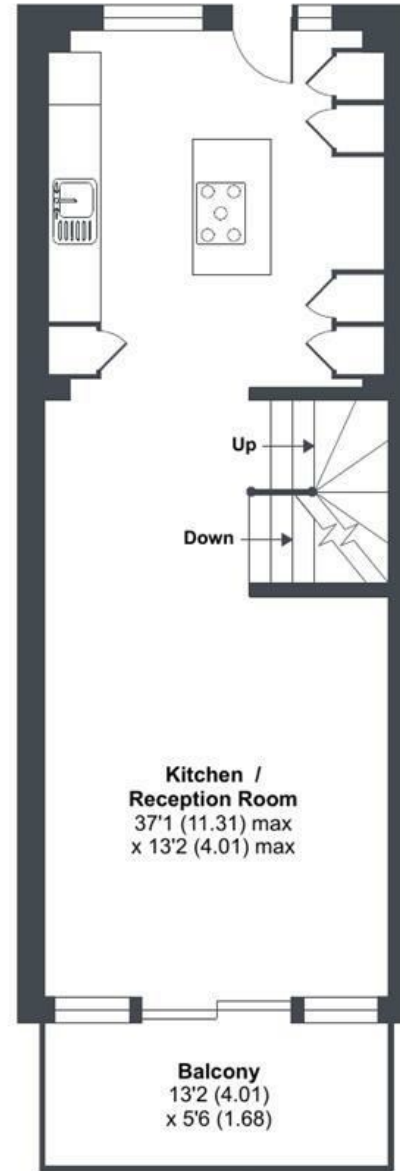
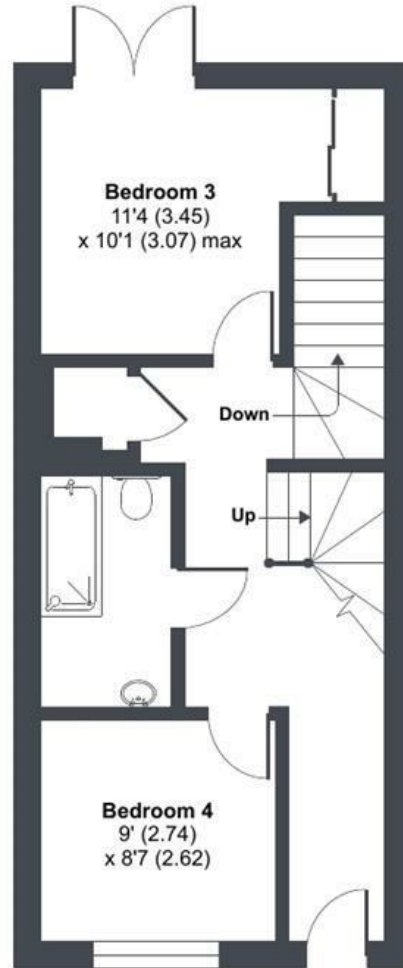
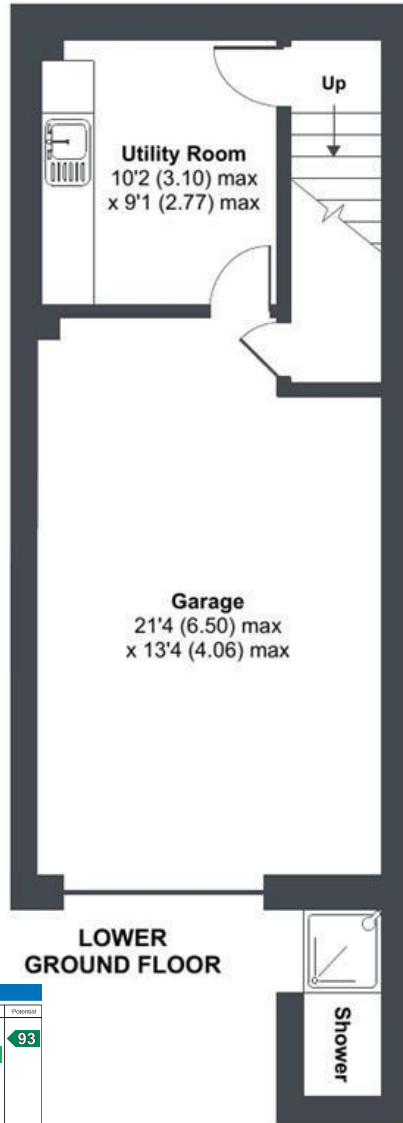
The beautiful beach of Porth is loved by locals and tourists alike, it is patrolled by Lifeguards daily from the 15th May through to 26th September meaning it is perfect for families, couples and surfers, with the Mermaid Inn, a traditional style pub and restaurant situated right on the beach. In addition there are spectacular coastal paths nearby such as the one out to the wildlife-rich Porth Island. Some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. Newquay itself benefits from a range of fashionable bars and restaurants as well as some of Europe's finest coastline and is within approximately 2 miles.



The Strand, Porth, Newquay, TR7

Total = 1806 sq ft / 167.7 sq m (includes garage & excludes outside shower)

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
84	93
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced by David Ball Agencies. REF: 921673





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