

7 Seascape  
Pentire Avenue,

david ball  
| LUXURY COLLECTION |





Immerse yourself in the epitome of coastal luxury with this exquisite apartment, located in the prestigious Seascape development. Built in 2016 by the acclaimed luxury developer Legacy Properties, this residence combines modern design with breathtaking sea views from every room. Seascape consists of only 10 exclusive apartments and two detached houses, ensuring privacy and exclusivity.

## Offers In The Region Of £575,000 Freehold

### Key Features

- \*\* Chain free \*\*
- Impressive sea & coastal views
- Within 250m of Fistral Beach and The River Gannel
- Underfloor heating
- Inset ceiling speakers
- Integrated Neff kitchen appliances
- High performance windows by Velfac
- Porcelanosa tiling
- Second floor apartment accessible either via the communal lift or stairs
- Allocated parking space & surf store



# The Property

Experience luxury living in this beautiful apartment, offering exceptional coastal living through modern design and incredible sea views. Currently a second home the versatile apartment could also be occupied full time or has the potential to be a successful holiday let. With engineered oak flooring throughout and 100% wool carpets in the bedrooms, LED downlights throughout, underfloor heating and Porcelanosa tiling. Viewing is a must to truly appreciate the property.

Step into the spacious, welcoming hallway through an oversized aluminium door, that provides access to the entire apartment. The utility cupboard houses a Neff washing machine and the boiler, ensuring functionality and convenience.

The living space showcases a handleless, matt finish modern fitted kitchen with integrated Neff appliances, including a slide-and-hide electric oven, 4-ring induction hob with extractor, fridge freezer, and glass splashback. Quartz stone worktops and upstands with a peninsula and undermounted stainless steel sink unit complete the kitchen. Enjoy far-reaching views from the comfort of the lounge area of Fistral Beach and the iconic Headland Hotel towards Trevoise Head or venture out to the composite decked balcony with framless glass balustrade, perfect for dining with a view as there is space for a four-person table set.

The principal bedroom offers a private balcony with stunning sea views, ideal for morning coffee, and a built-in wardrobe. The ensuite features a walk-in shower with a glass screen, wall-mounted WC, wall-mounted wash hand basin, electric heated towel rail, tiled flooring, partially tiled walls, and an oversized vanity mirror. Duravit sanitary ware with brushed stainless steel accessories that are mirrored in the family bathroom.

Bedroom two provides incredible sea views with a Juliet balcony and a built-in wardrobe. The family bathroom is elegantly designed with a tiled bath unit, waterfall overhead shower, handheld hose, wall-mounted WC, wall-mounted wash hand basin, electric heated towel rail, tiled flooring, partially tiled walls, and an oversized vanity mirror.







## The Development

- Passenger lift to access all floors
- Allocated undercroft parking space
- Surf store for each apartment
- External surf shower and wash down area
- Intercom entrance system
- Landscaped entrance garden

## Leasehold Information

- Leasehold - Share of Freehold
- 999 year lease from 1/1/2016
- Service charge: £1,950
- Ground rent: Peppercorn through share of freehold.
- Council tax band D







## The Location

Ideally situated in Pentire, a prime and highly desirable area in Newquay, this property is just a stone's throw away from the iconic Fistral Beach, renowned for its surf and sun-soaked sands. For those who prefer a slower pace, the tranquil Gannel Estuary offers serene low-tide strolls, perfect for relaxation or bird watching. The development sits within 250m of both the Gannel and Fistral, making it a coveted location on Pentire Avenue places the best of coastal living right at your doorstep.

Nestled between Fistral Beach and Crantock Beach, Pentire Headland is home to the enchanting Lewinnick Lodge, a boutique hotel and restaurant offering exceptional dining experiences with striking panoramic views.

Separated from Newquay by the calm waters of the Gannel Estuary lies the charming village of Crantock. During the summer months, when high tide blocks the footpath, a quaint ferry service from the historic Fernpit Café, an establishment since 1910, offers a delightful and scenic passage across the estuary.

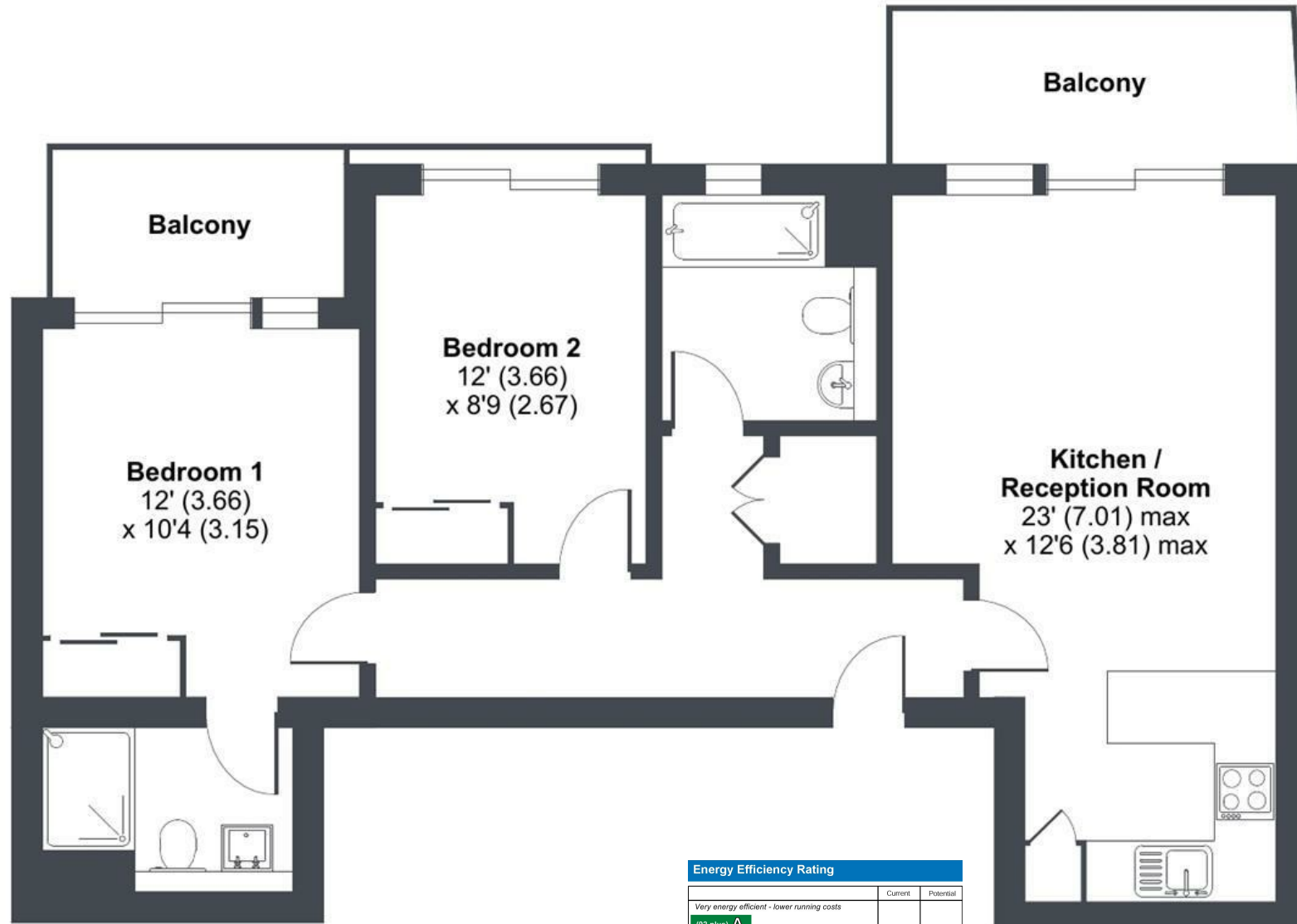




# Pentire Avenue, Newquay, TR

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale

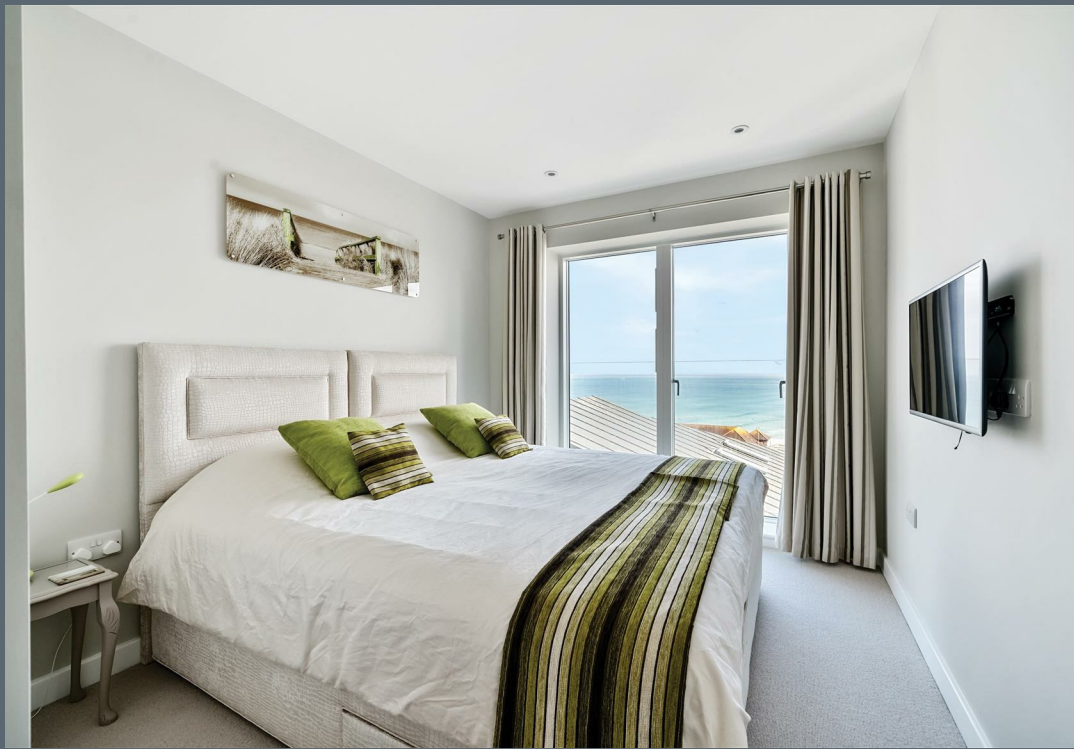


**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1125374







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