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7 Old Chough Flats Porth Way, Newquay TR7 3LW

£275,000

A GORGEOUS TWO DOUBLE BEDROOM PENTHOUSE APARTMENT WITH SEA VIEWS, SPACIOUS, BRIGHT ACCOMMODATION AND ALLOCATED PARKING, OFFERED WITH NO ONWARD CHAIN JUST A FEW MINUTES WALK TO PORTH BEACH.

PROPERTY TYPE: Flat - Conversion

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- SEA VIEWS
- ALLOCATED PARKING
- JUST A FEW MINUTES WALK TO PORTH BEACH
- NO ONWARD CHAIN
- IDEAL BOLT HOLE BY THE SEA
- PRESENTED TO A FLAWLESS STANDARD

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DESCRIPTION:

Porth which is located on the eastern side of Newquay is a popular location with locals and holiday makers alike. It boasts a beautiful, family friendly sheltered beach protected by headlands on both sides. The beautiful Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevoze Head. Within Porth there are a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately 10 minutes drive. Watergate Bay is the next coastal village towards Padstow and offers a choice of restaurants and bars.

Nestled away just a few minutes walk to Porth Beach and finished to a particularly high standard, this flawlessly presented property offers a high standard of accommodation in an enviable location. This is a 'turn key ready' property that the new owners can enjoy from day one!

A communal entrance shared with just one other apartment offers access up to Number Seven The Chough, an utterly unique two-bedroom penthouse apartment offering spacious, bright accommodation with sea views towards Porth beach and the coastline beyond.

The welcoming hallway offers some useful storage and guides you into the open plan kitchen/lounge diner that has ample room for cooking, dining and relaxing whilst enjoying the open views of Porth Beach and Porth Island beyond. Practically, the kitchen offers a sleek range of white gloss units with a fully integrated appliance pack. A central island loosley divides this space and provides a casual dining area. Within the living area, a fire place has been replaced to create a bespoke media wall. This whole space is perfect for entertaining...the sunsets are incredible!

Both double bedrooms are generous in size with the main bedroom at the far end of the property and the second bedroom positioned centrally within the apartment. Each provide built in storage and give you the flexibility to chose your master. As you would imagine, the bathroom is immaculately presented with a bath and electric shower.

Throughout this property, the decor is modern, fresh and neutral with a mixture of high quality carpets and laminate floors throughout. The electric heaters were replaced in 2022.

Externally, there is a communal space at the rear of this property, ideal for the storage of paddle boards and surf boards. At the front there is allocated parking for one car as well as visitor parking.

This property is held on a 999 year lease which was new in 1989. There is a service charge of £25.00 per month. Long letting is permitted but HOLIDAY LETTING AND PETS ARE NOT PERMITTED.

In summary, this property is ideal as a second home or for those wanting to enjoy life living by the sea. It is finished to an immaculate standard throughout and offered with no onward chain.

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Kitchen Lounge Diner
7.09m x 5.94m (23'3 x 19'6)

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Bedroom 1
5.99m x 5.00m (19'8 x 16'5)

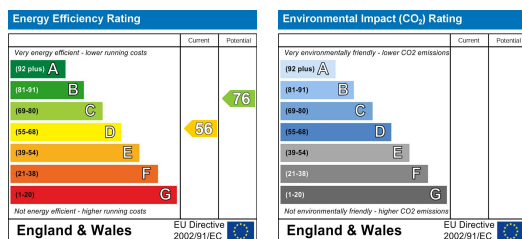
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Bedroom 2
3.45m x 3.43m (11'4 x 11'3)

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FLOORPLAN:



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