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## 5 Island Point, Watergate Road, Newquay TR7 3NT

**£260,000**

A STUNNING TWO-BEDROOM COASTAL APARTMENT BOASTING BREATHTAKING SEA AND COASTAL VIEWS. ENJOY SPECTACULAR SUNSETS FROM YOUR PRIVATE SUN TERRACE! THERE'S ALLOCATED PARKING AND A COMMUNAL GARDEN. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN...A RARE OPPORTUNITY NOT TO BE MISSED.

**PROPERTY TYPE:** Apartment

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

### FEATURES:

- EXCEPTIONAL TWO BEDROOM COASTAL APARTMENT
- OUTSTANDING SEA AND COASTAL VIEWS
- ALLOCATED PARKING AND VISITOR SPACES
- COMMUNAL GARDEN
- EASY WALKING DISTANCE TO PORTH BEACH
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION
- PERFECT AS A BOLT HOLE BY THE SEA/LUCRATIVE HOLIDAY HOME
- UP AND RUNNING HOLIDAY LET WITH A CURRENT TURN OVER OF £22,000
- SUN TERRACE WITH ACCESS FROM MAIN BEDROOM AND LIVING AREA

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## DESCRIPTION:

Welcome to Number Five Island Point – a serene coastal retreat perched on the eastern edge of Newquay, where the gentle rhythm of the sea creates the perfect backdrop for rest and rejuvenation. Wake up to incredible views, the fresh scent of salty air drifting through your windows, and the promise of adventure just steps away. Thoughtfully designed with a chic, coastal flair, the apartment's light and airy interior mirrors the beauty of its natural surroundings, offering a tranquil haven from the everyday.

Just beyond your doorstep lies Porth Beach, with its golden sands, crystal-clear waters, and family-friendly atmosphere. Discover rock pools teeming with marine life or stretch your legs along the South West Coast Path, where dramatic clifftop views and secret coves await. When it's time to turn up the tempo, Trebelzue Farm—home to the world-renowned Boardmasters Festival—is just a short jaunt away, blending surf, sound, and soul in one unforgettable celebration. If you're looking for a taste of local charm, the vibrant town of Newquay is just a 20-minute stroll, offering a diverse mix of boutique shops, welcoming cafés, lively bars, and seaside restaurants.

Step into this immaculately presented apartment through a smart and inviting communal hallway and stairwell.. A spacious L shaped entrance hallway with a telephone intercom welcomes you inside, providing access to every room in the home.

At its heart lies a beautifully designed open-plan living area, perfectly balancing contemporary comfort with coastal elegance, immediately drawing you to the sensational views of the ocean.. The stylish sun drenched kitchen at the rear, offers a range of cream units with an integrated oven and gas hob with space for a fridge, washing machine and dish washer. The adjoining lounge and dining spaces offer a warm, sociable environment — ideal for relaxing evenings or gathering with friends.

Expansive floor-to-ceiling glass doors flood the living area with natural light and lead directly to a Juliet balcony, there's also access to the sun terrace where you can watch the sun set into the sea! The uninterrupted sea and coastal views create a truly stunning backdrop.

The generously proportioned main bedroom features a modern en-suite shower room with a shower cubicle, wash basin, and WC. French doors open straight onto the sun terrace, offering the rare luxury of waking up to panoramic views. The second bedroom is a flexible space, at the rear — ideal for children, guests, or use as a home office or study. Completing the accommodation, the main bathroom is neat and modern, complete with a bath and separate shower, complemented by attractive tiling. Additional features include gas central heating via a combination boiler and UPVC double glazing throughout.

Outside, the apartment continues to impress. The private sun terrace is large enough for sun loungers and outdoor dining furniture, making it the perfect spot to unwind and enjoy the views. To the rear, a communal garden offers a mix of patio and lawn areas, with discreetly placed washing lines and a BBQ adding a practical touch to the serene surroundings.

The property includes one allocated parking space and additional visitor bays, ensuring convenience for residents and guests alike.

### THE LEASE

This property is held on a 999 year lease which was new in 2004

Service Charge is £1680.00 per year, Ground Rent is £50.00 pr year

Pets are NOT permitted

Holiday letting is permitted

This property offers more than just a home — it promises a vibrant coastal lifestyle with Newquay's bustling town centre just a short walk away. Perfectly positioned and beautifully appointed, it ticks all the boxes for those in search of the ultimate seaside escape. Whether you're a local looking to downsize or an investor seeking a high-potential opportunity, this apartment is a true gem.

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Hallway  
3.10m x 2.29m (10'2 x 7'6)

Lounge Diner  
8.05m x 3.91m (26'5 x 12'10)

Kitchen  
3.48m x 1.78m (11'5 x 5'10)

Bedroom 1  
4.47m x 2.97m (14'8 x 9'9)

En Suite

Bedroom 2  
4.50m x 2.31m (14'9 x 7'7)

Bathroom  
2.67m x 2.51m (8'9 x 8'3)

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**FLOORPLAN:**

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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