

Back Road East, St. Ives Auction Guide £550,000



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Council Tax Band: Exempt

FOR SALE BY ONLINE AUCTION - 29th October 2025

A stunning 2-bedroom, 2-bathroom top-floor apartment offering uninterrupted harbour and bay views. The light-filled open-plan living space maximises the scenery, while both bedrooms are well-presented and spacious.

Set in the heart of St Ives, you're steps from beaches, the harbour, galleries, shops, and cafes. Currently a highly successful holiday let, it also makes a perfect private retreat or full-time home.

Parking available by separate negotiation. Rare opportunity — viewing is essential!

Legal Pack - A legal pack is a collaboration of important documents of the property/land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk

Auction Information - Visit tcpa.co.uk

UNCONDITIONAL LOT - Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 3%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Considered - The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.

Special Conditions - Additional costs (detailed in the legal pack) are payable on completion. The legal pack can be downloaded free of charge under LEGAL DOCUMENTS. Stamp duty and government taxes are not included; buyers must make their own enquiries.









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