



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR28626679

Offers around £925,000

Ocean Cliffs,
9 The Beach, West Cliff, Porthtowan, Cornwall, TR4 8AE

LEASEHOLD
(plus share of Freehold)



A sensationally positioned 3 bedroomed penthouse apartment enjoying the most magnificent coastal, beach and sea views from its cliffside location. Beautifully appointed, impeccably presented throughout with large L-shaped sun terrace with hot tub and seating area, further balcony, allocated parking and moments' walk from this highly regarded, sandy beach.





SUMMARY OF ACCOMMODATION

Entrance vestibule, entrance hallway, living room and kitchen. Principal bedroom with Juliet balcony and en-suite, 2 further double bedrooms, family bathroom.

Outside Allocated private parking, surf store and pathway down towards the beach. Off-road allocated parking space.

DESCRIPTION

Ocean Cliffs is a superlative coastal home situated in a mesmerising position enjoying grandstand views over the beach, coastline and out to sea.

Ocean Cliffs is one of only 10 apartments in this stunning and highly regarded waterside development and offers light, spacious and generous accommodation, impeccably presented to the most exacting of standards.

From West Cliff the driveway to the apartments offers individual and private allocated parking as well as guest spaces. There is a dedicated and private entrance to Ocean Cliffs with an entrance vestibule opening into a light and spacious reception hallway.

The reception and living spaces are superb being triple aspect with high ceilings and taking full advantage of the outlook. The kitchen area is very well appointed with a range of Siemens appliances. The living and entertaining area is superb with freestanding woodburning stove, sliding patio doors out onto a broad and spacious L-shaped decked sun

terrace with hot tub and plentiful seating and alfresco dining areas. The views from this area are sublime along the coastline over the highly regarded beach and out to sea. There is a further sun terrace to the side which once again enjoys a grandstand view of the beach and coastline.



The principal bedroom is to the front of the apartment with double height windows out onto a Juliet balcony to enjoy the glorious views and with a well appointed en-suite shower room. There are two further double guest bedrooms and family bathroom.

To the outside, there is a communal surf store and pathway which leads down towards the beach. In addition to the dedicated allocated parking and guest spaces.

LOCATION

Porthtowan is a coastal village with an ever increasing appeal, it has a village store, post office and two thriving public houses, The Unicorn which is just behind the sand dunes of the beach which serves excellent food and the iconic Blue Bar pub and restaurant which sits directly above the 'Blue Flag' surfing beach and is a haven for surfers and a perfect place to enjoy food and drink after a day on the



beach whilst looking at the waves below. Further facilities are available at the nearby villages of Mount Hawke with its highly regarded academy school and St Agnes to the north which caters for all day to day needs.

The cathedral city of Truro is around 15 minutes' drive away and regarded as Cornwall's capital city. Many local and national retailers mix among Truro's Georgian and Victorian cobbled streets and there are a wide selection of restaurants, bars and entertainments including the museum, cinema and recent refurbished Hall for Cornwall theatre. Cornwall lies within the catchment for the well regarded Richard Lander secondary school and Truro College whilst there are also three private schools in Truro.

Importantly Porthtowan is also within the on-call radius for the nearby Royal Cornwall Hospital (Treliske) making it an increasingly popular location for doctors, surgeons and other medical practitioners moving into the county. The A30 expressway is about 5 minutes' drive from the property and gives dual carriageway access throughout Cornwall as well as to the motorway network at Exeter. The Penzance to Paddington mainline railway passes through Truro with a journey time to London being around 4½ hours. Cornwall Airport Newquay at St Mawgan is 40 minutes' drive away giving access to a growing range of national and international destinations.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Communal parking area with allocated parking space, pedestrian steps down to:-

ENTRANCE Into:-

ENTRANCE VESTIBULE. Door through to main reception hallway.

HALLWAY Two windows to the seaward side, skylight, access to loft space, airing cupboard housing Worcester central heating boiler, plumbing for automatic washing machine, shelved storage space.

BEDROOM 3 – 10'7" x 8'6" With window to the front, skylight, inset spotlights, fitted wardrobes with shelving.

BEDROOM 2 – 10'7" x 9'3" With window to the side and some beach glimpses, skylight, inset spotlights, fitted wardrobes and cupboard.

FAMILY BATHROOM Comprising a panelled bath with shower over, wall mounted wash hand basin, low level wc, tiled splashbacks, ceiling spotlights, heated towel rail.

PRINCIPAL BEDROOM – 13'5" x 10'9" Double full height window with Juliet balcony taking full advantage of the glorious outlook over the beach and along the coastline and cliffs beyond. Built-in wardrobes with shelving space, ceiling spotlight.



EN-SUITE SHOWER ROOM Oversize shower cabinet, low level wc, pedestal wash hand basin, heated towel rail.

From the main hallway doorway into:-

ENTERTAINING AND LIVING SPACE – 27'1" x 19'6" An exceptional triple aspect living and entertaining space with patio doors opening out onto the private sea and beach facing balcony which is broad and spacious and takes full advantage of the extraordinary beach, sea and coastline views. Further window to the front and skylights with a run of patio doors opening out onto the main



garden terrace. Freestanding woodburning stove, ceiling spotlights. To one side is a beautifully appointed:-



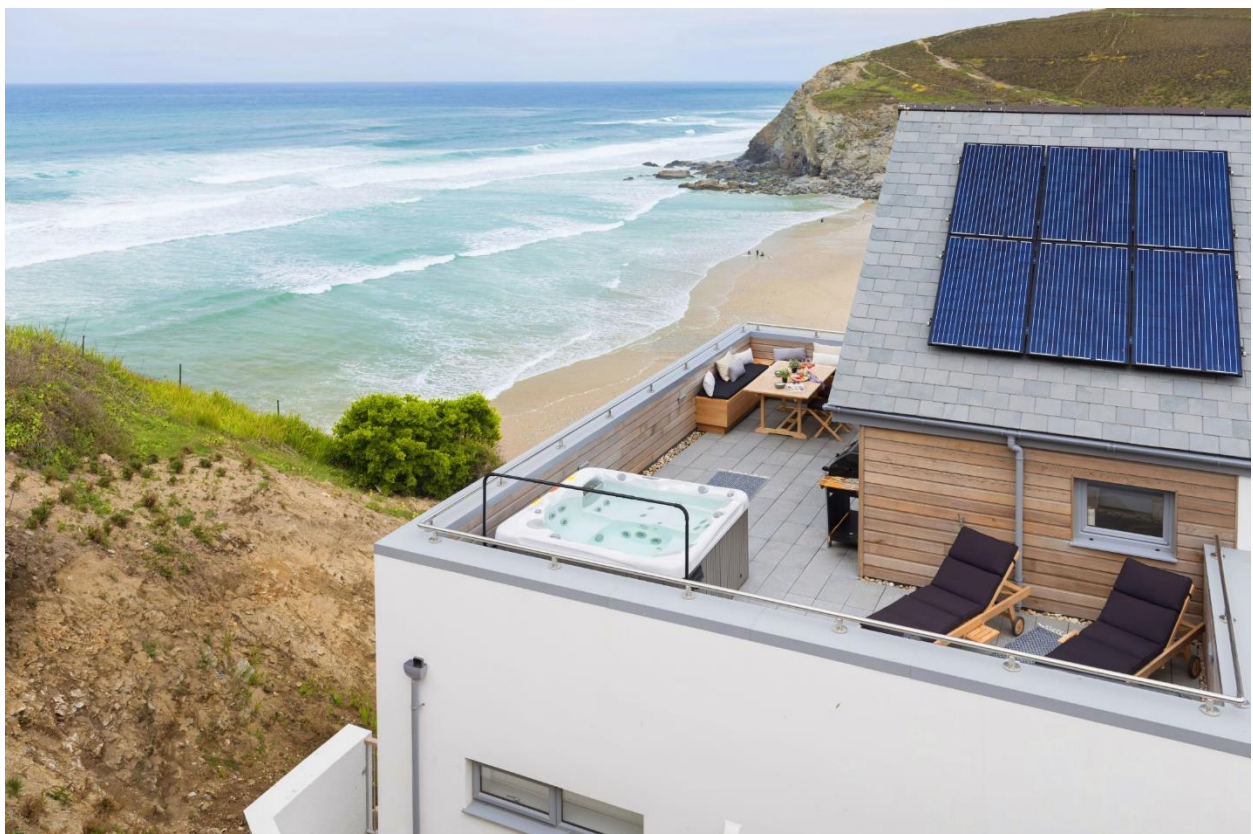
KITCHEN With complementary worksurfaces, glass splashbacks, sink unit with mixer tap, fitted Siemens appliances including oven, microwave and four ring ceramic hob with extractor over, Siemens dishwasher and Caple wine cooler.



OUTSIDE

From the living room sliding patio doors open out onto the private sun terrace with hot tub to one side, built-in seating area to the other. Exceptional outlook over the coastline and miles of open sea and the beach just below you.

Communal surf store and pathway to the beach.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR4 8AE.

SERVICES Mains water, drainage and electricity. Oil fired central heating.

MOBILE PHONE COVERAGE Various from limited to likely depending upon provider.

BROADBAND Superfast broadband available – 58 Mbps download speed. 10 Mbps upload speed.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

TENURE Leasehold with share of Freehold Remaining term of lease 991 years. Latest service charge payable £2,110 per annum.

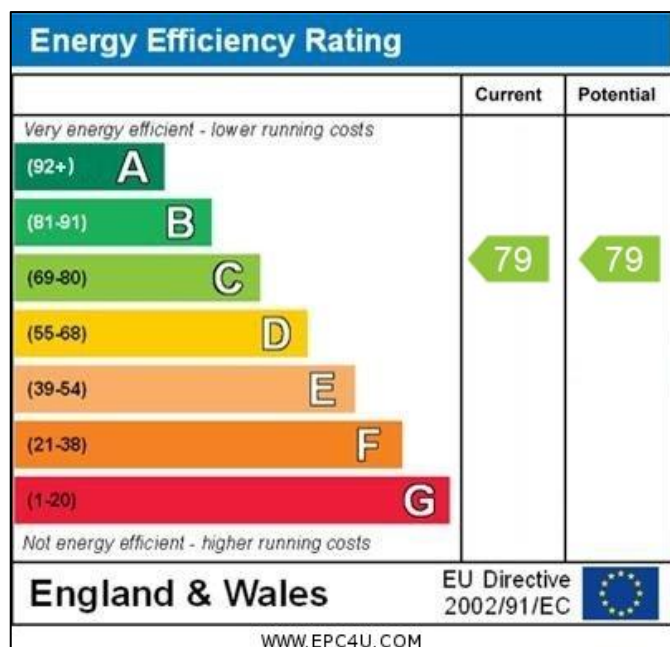
DIRECTIONS On entering the village along Beach Road driving towards the beach take the left hand turning along West Cliff rising up the lane with the sea on the right hand side and the beach apartments will be seen on the right hand side with the parking space for No. 9 clearly signed.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

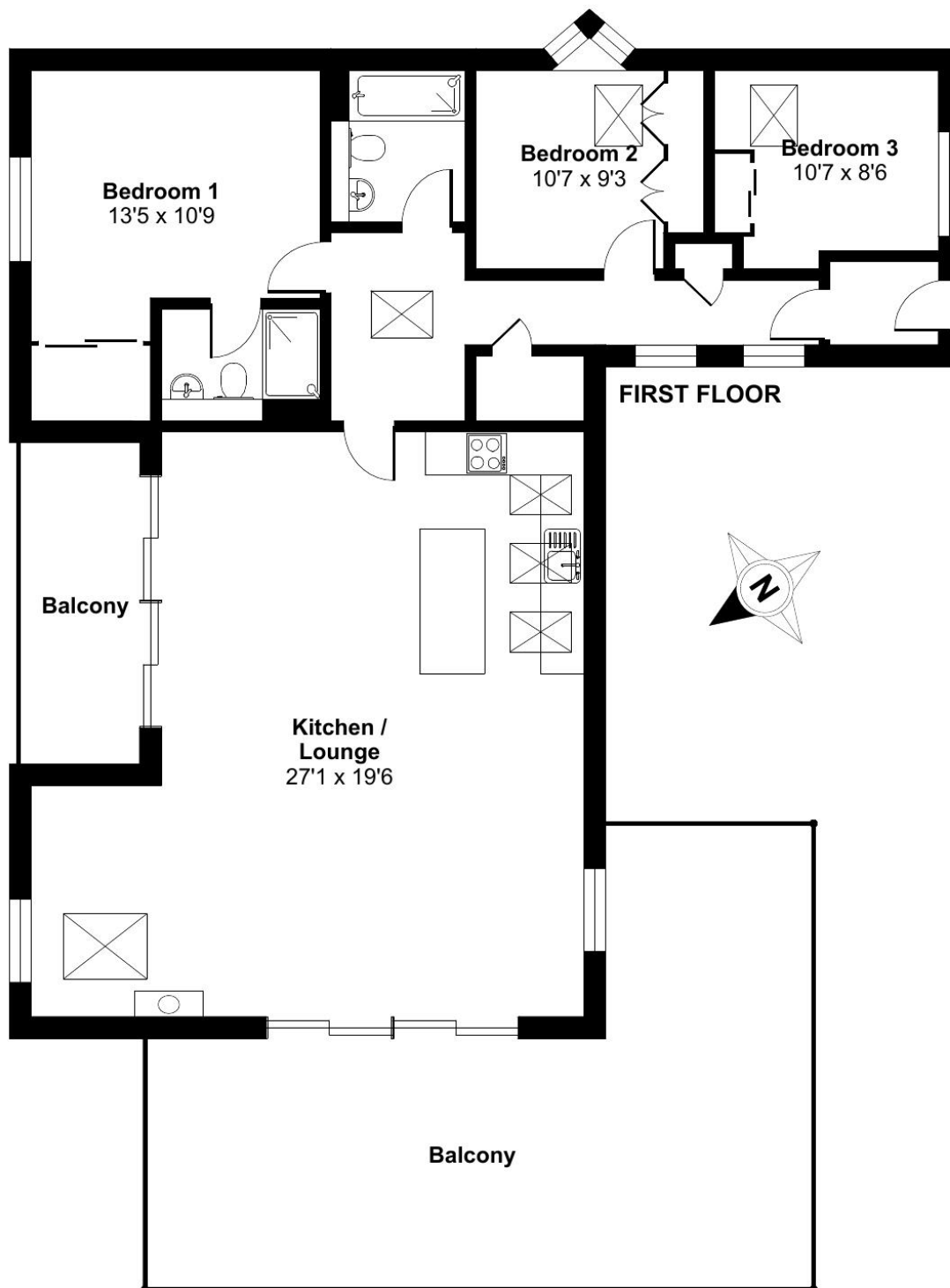


Not to scale – for identification purposes only.

Ocean Cliffs, 9 The Beach, West Cliff, Porthtowan, Truro

Approximate Area = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 1041036

