

HUERS HIDE, 1 SEA URCHIN, HEADLAND ROAD

Carbis Bay, St. Ives, TR26 2NU



**CROSS
ESTATES**

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Price: £450,000 Offers in region of

If you're looking for a highly successful holiday let offering some of the best views that Carbis Bay can offer, looking over the expanse of Porthkidney Beach and St Ives Bay, this could be the property for you. Being offered for sale in pristine decorative order internally, this superb apartment must really be viewed to be fully appreciated. With the use of well tended and large communal gardens, balcony, conservatory and designated parking space . This property is highly recommended viewing by the agents.



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Accessed from the ground level, down six steps to a covered porch and the front door and leading into. There is a parking place directly outside the flat for loading and unloading

KITCHEN / DINER 10' 6" x 11' 1" (3.21m x 3.39m)

Beautifully upgraded kitchen having an excellent and extensive range of eye and base level storage units with ample worktop surfaces over. Four ring gas hob with electric oven under with part glazed extractor hood and fan over, fitted microwave, integrated dishwasher, composite one and a quarter sink unit and drainer with taps over, integrated fridge / freezer, dual aspect UPVC double glazed windows to the side and front, ample power points, tiled flooring, undercounter lighting and radiator. Gas fired combi boiler, Part glazed wood door into

INNER HALLWAY

Dado rail, fitted shelving with light, built in large storage cupboard and further smaller built in storage, radiator

SHOWER ROOM 6' 11" x 8' 3" (2.12m x 2.51m)

Another beautifully appointed and upgraded room having double glazed frosted window to the side, fully tiled with different shades of blue ceramic brick tiles, large walk in shower cubicle with mains connected shower inset offering rainfall head and detachable handheld head, ceramic sink unit with drawer storage under, 2 large stainless steel designer heated towel rails, close coupled WC, plumbing for washing machine with fitted recess, storage cupboard over, extractor fan, fitted wall anti mist mirror with inbuilt dimmable light switch

LIVING ROOM 13' 9" x 9' 8" (4.20m x 2.94m)

Lovely sized light and bright room offering superb sea and coastal views through the conservatory, 2 vertical wall mounted radiator, ample power points, TV point, fitted media unit with space for TV, shelving and storage cupboards, further fitted corner unit with high level glass fronted cupboards providing additional storage, double glazed double doors opening into the conservatory

BEDROOM 13' 3" x 9' 8" (4.05m x 2.94m)

Good sized double bedroom with fitted bedroom furniture including extensive wardrobe space, fitted desk / dressing table with further integrated storage, ample power points, radiator, and double glazed doors leading out to the balcony offering superb sea and coastal views

CONSERVATORY / SUN ROOM 9' 3" x 10' 7" (2.81m x 3.22m)

Glazing to three sides and doors opening out to the balcony. Offering stunning sea and coastal views overlooking the mature and well tended gardens to the beautiful expanse of Porthkiddy Sands and up along the North Cornish coastline to Godrevy Lighthouse and beyond. Radiator, glazed roof with opening roof lights, double doors opening to a glazed Juliette balcony.

BALCONY 9' 10" x 10' 10" (3m x 3.3m)

Wrought iron railing and steps down to the communal gardens. Extraordinary sea views taking in St Ives Bay. There is a storage cupboard for BBQ items etc. Private access down to the private store and garden via 13 steps.

STORE 3' 11" x 9' 10" (1.2m x 3m)

Below the conservatory, private store room with power

MATERIAL INFORMATION

Verified Material Information Council tax band: A (1397.80) but subject to small business rate relief of 100% so no council tax charged Tenure: Leasehold Lease length: 999 years remaining (970 years from 1996) Ground rent: £10 pa Service charge: £1125 pa Property type: Flat Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Septic tank for flats 1 and 2 emptied regularly Heating: Central heating (gas fired) Heating features: Double

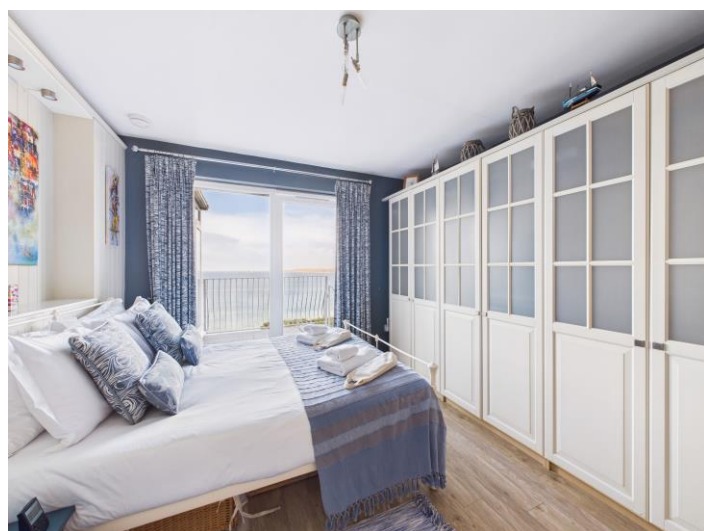
glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Allocated, Off Street, and Gated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No although a branch of the coastal path runs along the length of the car park close to the Cornish Hedge Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

FURTHER LEASE NOTES

The freehold is owned by flats 2,3,4 and 5 in equal parts - to be passed on in the event any flat is sold. Flat 1 and the Studio remain as leaseholders and the other flats remain on a lease under the new freehold

AGENTS NOTES

The flat could be sold as seen including the Huers Hide name, goodwill and forward bookings. There will be some items the vendors will take but generally personal items





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