



Upper Seafarer



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45 Fore Street, St. Ives, TR26 1HE

Carbis Bay 2 Miles, Gwithian 10 Miles , Mousehole 12 Miles

A spacious coastal apartment with far reaching views across St.Ives Bay and the North Coast beyond.

- Two Bedrooms
- Heart of St.Ives
- Top Floor Apartment
- Council Tax Band - Zero Rated
- Balcony
- Coastal Views
- Leashold / Share of Freehold

Guide Price £750,000

SITUATION

Enjoying stunning far reaching views over St Ives Bay and along miles of the North Cornish coastline, Upper Seafarer is situated in the heart of this vibrant seaside town.

A short stroll takes you to the maze of narrow streets lined with fisherman's cottages together with an eclectic range of shops, quality restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the piers and its own sandy beach. On the opposite side of St. Ives Island is Porthmeor Beach which faces the Atlantic Ocean and is a favourite with surfers.

At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with views stretching up towards Godrevy Lighthouse. A scenic branch railway line links Carbis Bay and St. Ives with the main London to Penzance line at nearby St. Erth.



THE PROPERTY

Upper Seafarer is superbly positioned in the heart of St Ives offering both coastal views, whilst being in a central location to take advantage of the cafes, restaurants and shops that so many people desire in St. Ives.

The apartment is located on the top floor on Fore Street, accessed via a communal stairs, the accommodation comprises in brief:

Open plan living and dining spaces, taking in far-reaching coastal view across St. Ives harbour and beyond, well appointed kitchen, two double bedrooms with views over Fore Street, one of which has a well appointed bathroom en-suite and family bathroom.

The open plan living room has large sliding doors that open onto the balcony taking in the views across St. Ives and the North coast.

VIEWINGS

Strictly by prior appointment with Stags' Truro Office on 01872 264488.

SERVICES

Mains drainage, electricity and Gas.
Superfast Broadband Available - (Ofcom)
EE, Three, O2 and Vodafone available

DIRECTIONS

From the West Pier beside the Life Boat Station, head up Lifeboat hill, turning right onto Fore Street.

Proceed along Fore Street for around 130metres until you reach The Sea Food Cafe. A representative from Stags will meet you there.

HOLIDAY LET

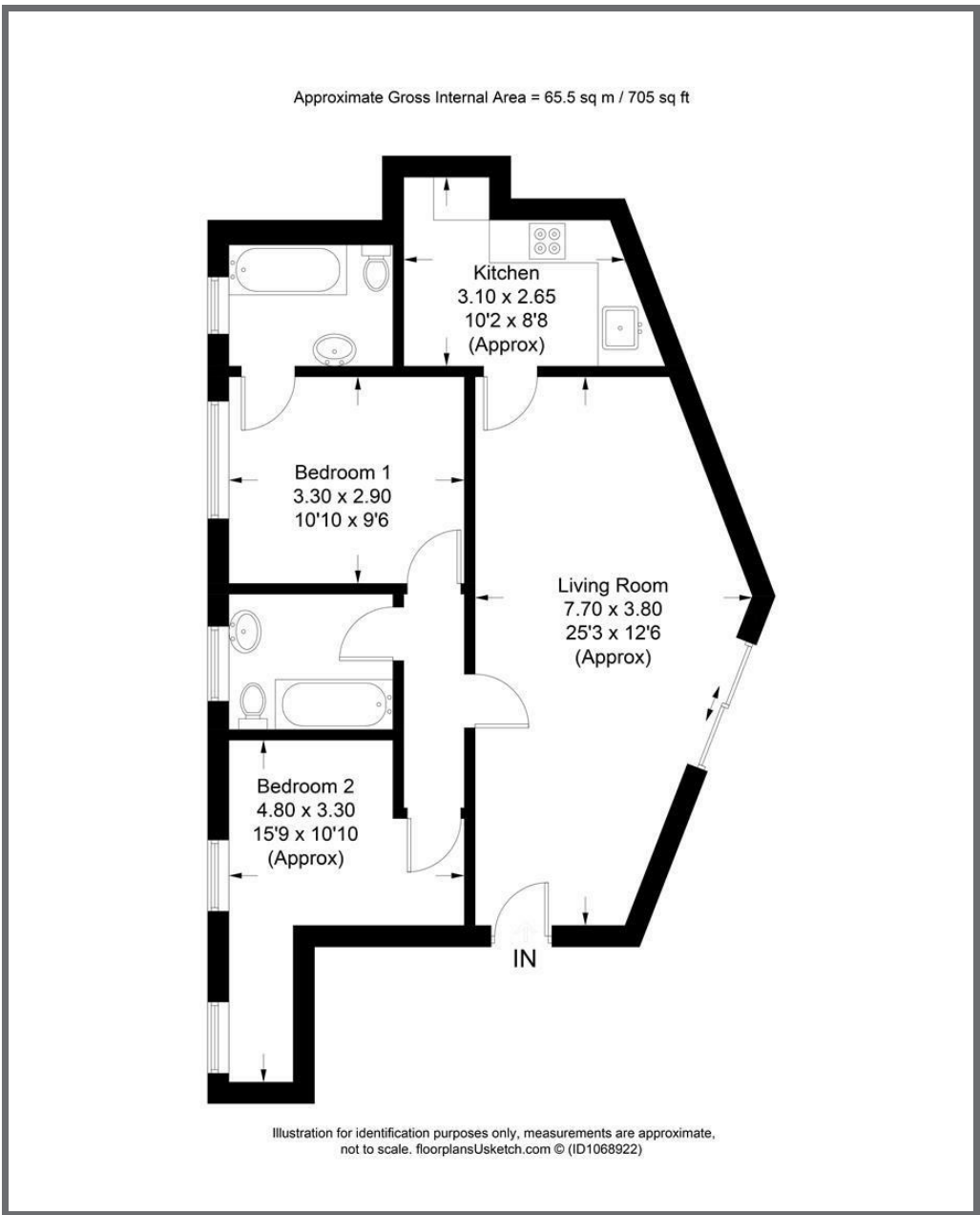
The apartment is currently a successful holiday let and figures can be provided on request.

TENURE

The Vendors are currently acquiring the freehold for the building.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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