



Penthouse Apartment 3, The Oceanic, 1 Lansdowne Road, Falmouth, TR11 4BE

Guide Price £775,000

LAST REMAINING PROPERTY!

Enjoying one of the finest, most far-reaching, interesting and ever-changing views from this sought-after area of Falmouth, over the town, inner harbour and port area to Flushing, Trefusis Headland, the deep sailing waters of The Fal Estuary and beautiful shoreline of The Roseland Peninsula. The Penthouse Apartment in 'The Oceanic', one of Falmouth's most exciting recent developments, providing 1800 ft sq of superbly proportioned and appointed 3 bedroom, 2 bath/reception room accommodation which benefits from allocated parking as well as a private roof garden, from which the magnificent views can be enjoyed.

Key Features

- Last remaining property!
- 2 reception rooms, 3 bedrooms and 2 bath/shower rooms
- Providing 1800 ft sq of superbly appointed accommodation
- Private roof 'garden', directly accessed from the lounge
- The penthouse apartment at 'The Oceanic'
- Allocated parking space and visitors area
- Stunning kitchen with appliances and magnificent views
- EPC rating C



THE PROPERTY

'The Oceanic' is a substantial 'landmark' building which occupies a commanding and prominent position on the junction of Lansdowne and Melvill Roads, at one of the highest points of this highly sought-after area of Falmouth, where the isthmus is at its narrowest.

Formerly a hotel, the property was extensively modernised and remodelled approximately ten years ago, with planning permission having been granted in December 2021 for the creation of, what are, now, three of Falmouth's largest, best specified and highly individual homes, which all benefit from parking, private garden areas and, from the rear, panoramic, elevated and ever-changing views over the town and harbour to Greenbank, Flushing, Trefusis Headland, the deep sailing waters of the Fal Estuary, and shoreline of The Roseland Peninsula.

SPECIFICATION

'The Oceanic' is now approaching the final stages of conversion with the extensive works including:-

- New roof in natural slate
- Complete external redecoration
- The creation of three separate 'private garden' areas
- The provision of an allocated parking space for each apartment, together with a visitors space
- Massive internal remodelling to produce the three highly individual homes
- The installation of three separate high-efficiency boilers together with independent pressurised hot water systems
- Under-floor heating throughout
- The installation of three brand new kitchens with Samsung appliances and compressed laminate worktops
- Complete internal redecoration
- The fitting of new floor coverings throughout each of the apartments

In addition, all properties are fully double glazed, much internal joinery is oak, light fittings and high quality curtains are included, and in most instances furniture is available if required, subject to negotiation.

THE LOCATION

There are few positions in Falmouth which offer such expansive views of the town, harbour and estuary, combined with such close proximity to the seafront in one direction, and the town centre and harbourside in the other.

A level walk along the seafront leads to the sandy bathing beach at Gyllyngvase, home of Gylly Beach Café, behind which is Queen Mary Gardens, one of Falmouth's numerous sub-tropical public gardens, beyond which the South West Coast Path continues to Swanpool, Maenporth and beyond.

Castle Beach and the seafront (Cliff Road) is just 350 yards away, with the properties enjoying, 'on their doorstep', the beautiful circular walk around Pendennis Point with its views across the mouth of the estuary to St Mawes, the mouth of the Percuil River and St Anthony's Headland, and across the breadth of Falmouth Bay to Swanpool, Maenporth, the mouth of the Helford and shoreline of The Lizard Peninsula - one of the country's most spectacular views.

Public transport facilities are just a stone's throw away, with a regular bus service opposite Lansdowne Road providing

easy access around and out of the town, in addition to which railway halts at the foot of Lansdowne and Melvill Roads, provide regular, direct and easy access to the university at Penryn and the cathedral city of Truro, the county's administrative, commercial, retailing, health and educational centre.

Events Square, just a seven minute walk away, provides a number of bars, restaurants and convenience store, as well as the National Maritime Museum, one of the county's foremost attractions. Sailing and dinghy launching facilities are accessible from the public slipway next door to Events Square, beyond which Arwenack and Church Streets lead directly into the town centre, with its abundance of shops, leisure amenities and points of access onto and around the harbour, such as Customs House Quay and Prince of Wales Pier, from where picturesque ferry rides lead to Flushing, St Mawes, Trelissick and Truro.

In all, a location which, anywhere in the county, is difficult to better.

THE ACCOMMODATION - APARTMENT 3

Enjoying 'sole' access beyond the entrance foyer with, at mid landing level, a tall screen providing panoramic town, harbour, Flushing and countryside views. An entrance door from the second floor landing opens into a hallway off which there is a cloakroom/WC. Master bedroom with en-suite bathroom with four-piece suite to the front elevation. The lounge is situated to the rear to capitalise on the panoramic views - amongst the best in Falmouth - and a casement door onto the roof terrace. The dining room is highly versatile and can easily be utilised as a further living room if required, with its hexagonal opening into the kitchen with stunning elevated views over the town and harbour. An internal hallway leads to two further double bedrooms, one double aspect, between which is a family shower room/WC. A utility room to the rear again has stunning views and a doorway onto a 'private' internal, galvanised, turning staircase provides an internal fire escape.

The dimensions of the main rooms are as follows:-

- Lounge: 15'5" x 13'1" (4.70m x 4.00m)
- Master bedroom: 12'9" x 18'0" (3.90m x 5.50m)
- Dining room: 10'9" x 18'0" (3.30m x 5.50m)
- Kitchen: 13'5" x 13'1" (4.10m x 4.00m)
- Bedroom two: 15'8" x 9'10" (4.80m x 3.00m)
- Bedroom three: 11'9" x 13'1" (3.60m x 4.00m)

THE OUTSIDE

'The Penthouse' benefits from a roof garden with direct access from a balcony and short flight of steps from the lounge. An allocated parking space is provided, in addition to which, there is the development's visitor area.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property, with electricity, water and gas individually sub-metered. Gas fired underfloor central heating. High speed broadband connection.

COUNCIL TAX

To be confirmed by Cornwall Council.

TENURE

999 year lease with each leaseholder owning an equal share of the freehold. Ground rent: 'peppercorn'. Management charge: c. £2,500 per annum to cover cleaning of the communal foyer, high speed internet, lighting of the communal parts, window cleaning, external redecoration, 'block' building insurance, managing agent fees, etc.

RESTRICTIONS

No holiday letting is permitted at 'The Oceanic'. Pets will be allowed in Apartments 1 and 2, subject to approval and licence from the managing agent.

FIXTURES AND FITTINGS

All floor coverings, light fittings, curtains and blinds are included in the sale. Furniture by negotiation.

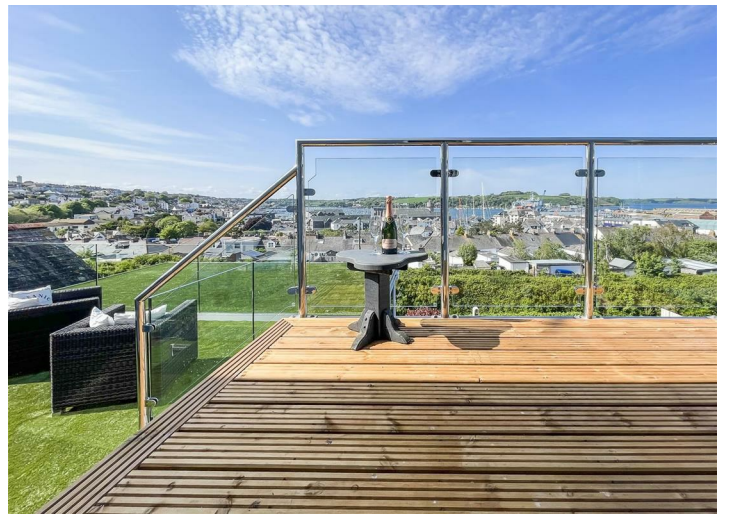
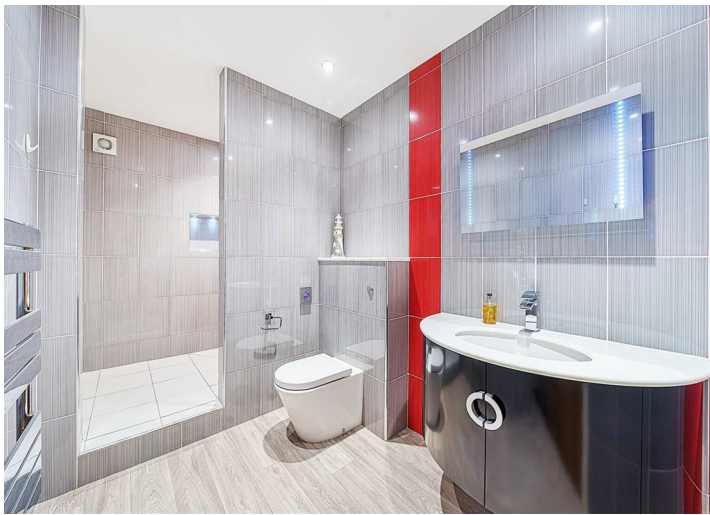
POSSESSION

Immediate vacant possession upon completion of the purchase, with no onward chain.

VIEWING

By telephone appointment with the vendors' Joint Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813 or Pilkington Estates, Unit 7, The Loft Offices, Sutton Harbour, Plymouth, Devon, PL4 0DN. Telephone: 01752 982783



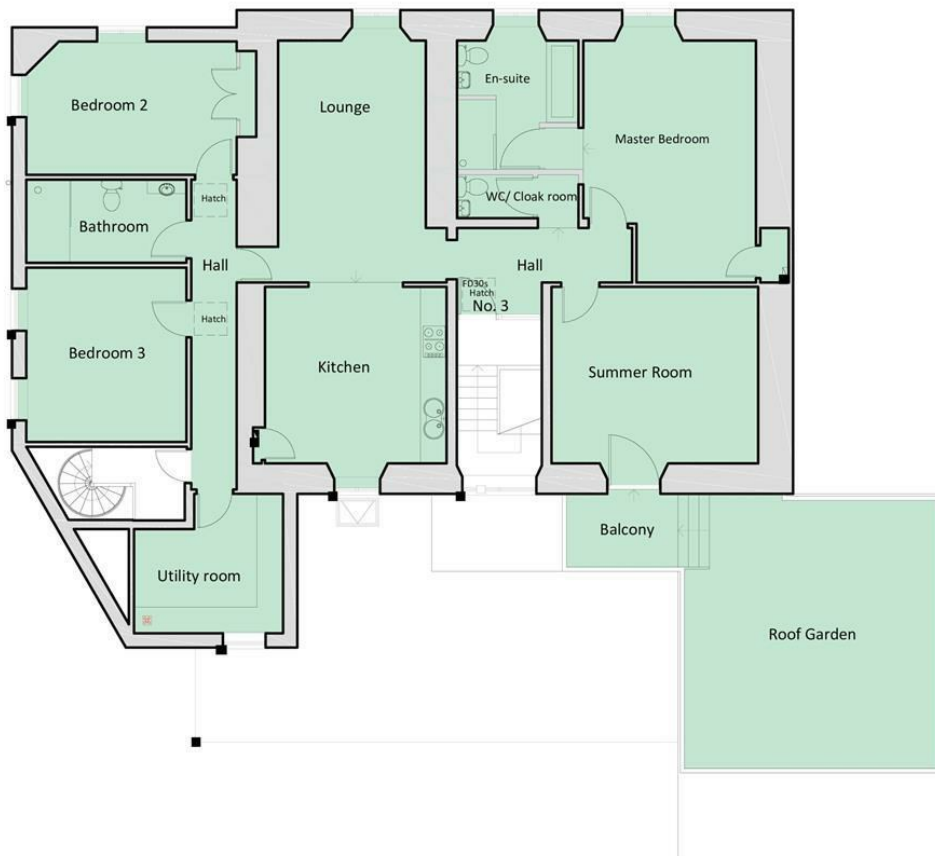


Custom House Quay



Castle Beach - 350 yards

Floor Plan



Floor Area: 168.39m²
Roof Terrace: 40.68m²

Total Area: 209.07m²

Apartment 3 - Marketing Plan
Floor Plan 1:100

