



## 8 Seascapes, Cliff Road, Falmouth, TR11 4LX

Guide Price £600,000

Situated along one of Falmouth's finest sea-fronting roads, offering spectacular views over the open bay encompassing Pendennis Castle and Headland, together with the coastline of The Lizard in the distance; a spacious 3 double bedroom first floor apartment providing much scope and potential to be improved, including a generously sized principal bedroom with en-suite shower room and sizable living/dining room, both giving access onto an exceptionally broad double width balcony and most notably, parking in the form of a single garage, located at the rear of the development, with convenient remote controlled entry. No onward chain.

### Key Features

- Highly regarded development constructed in 2001
- Huge scope to improve and modernise internally
- Broad, double width balcony providing covered outside space
- Immediate vacant possession and no onward chain
- 3 double bedrooms, 2 bath/shower rooms
- Glorious water views across the open bay
- Remote controlled access to the rear with garage parking
- EPC rating C



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the rear parking bay, steps descend to the clear glazed ground floor entrance door with intercom system and post boxes. Door leading into the:-

### LOWER ENTRANCE LOBBY

With lift access to ground floor level. Inset downlight. An accompanying turning staircase rises to the first floor level and a private front entrance door opens into the:-

### PRIVATE ENTRANCE LOBBY

An initial reception area with glazing to the rear elevation providing an outlook over the parking bay. Electrical consumer unit housed within cupboard. Radiator, wall-mounted telephone with video intercom system, inset downlight. Panel door leading into the:-

### MAIN HALLWAY

Providing access to all rooms, with inset downlights throughout. Door to the airing cupboard with slatted shelving.

### KITCHEN

8'0" x 6'3" (2.46m x 1.91m)

A fitted kitchen comprising an array of wall and base units set both above and below a roll top work surface, incorporating stainless steel sink with drainer and mixer tap, Neff electric oven with matching four ring gas hob and extractor hood. Built-in fridge/freezer, Neff built-in washer/dryer, corner cupboard housing combi boiler providing domestic hot water and heating. Tiled splashback at midpoint, circular window to far side. Wood-effect flooring, inset downlights.

### LIVING/DINING ROOM

19'3" x 12'7" (5.89m x 3.86m)

A spacious and particularly bright living/dining area providing an exceptional outlook from the far side via clear glazed sliding doors, encompassing Falmouth Bay in the distance, together with glimpses of Pendennis Castle. A clear glazed sliding door to the rear provides immediate access onto a sheltered and broad covered balcony. Two ceiling lights, radiator, TV aerial/telephone point.

### PRINCIPAL BEDROOM

19'3" x 12'7" (5.89m x 3.86m)

Once again, offering an outlook over Falmouth Bay with Pendennis Headland to one side and immediate access via clear glazed sliding doors onto the double width and covered balcony. Tall built-in cupboards to one side provide an array of hanging space and shelving. Ancillary cupboard upon entry. Hanging light, TV aerial point, radiator. Door leading to the:-

### EN-SUITE SHOWER ROOM

A white suite comprising low flush WC with concealed cistern, pedestal wash hand basin with mixer tap, bidet with mixer tap, and corner shower cubicle with curved and clear glazed shower screen, together with built-in Mira Excel mains powered shower. Tiling to wet areas, heated towel rail, inset downlights, extractor fan. Wall-mounted strip light with shaver socket. Carpeted flooring.

### BEDROOM TWO

11'3" x 9'8" (3.45m x 2.95m)

A double bedroom of irregular shape with two tall and glazed uPVC windows to the rear elevation. Radiator, hanging light.

### BEDROOM THREE

11'3" x 9'8" (3.45m x 2.95m)

Two tall uPVC glazed windows to the rear elevation, hanging light, radiator. Built-in wardrobes adjoined with ceiling height cupboards providing hanging space and shelving.

### MAIN BATHROOM

A white three piece suite comprising low flush WC with concealed cistern, inset sink with mixer tap, and panel bath with side grips, mixer tap, shower attachment, and folding glazed shower door. Heated towel rail, tiling to wet areas, inset downlights. Extractor fan, wall-mounted strip light with shaver socket, mirror fronted medicine cabinet.

### THE EXTERIOR

#### BROAD COVERED BALCONY

A superb addition to the property and somewhat of a rarity given the broad aspect, providing private and sheltered external space offering an elevated outlook over the beautifully tendered communal gardens and far-reaching views spanning from Pendennis Castle and headland, over towards The Manacles and the mouth of The Helford River. Exterior light, tiled floor. Accessed via the principal bedroom and living/dining room.

#### COMMUNAL GARDENS

Seascapes occupies a sizable plot with landscaped gardens to the front providing residents with the opportunity to enjoy all year round. Visitor parking spaces are accessed via Cliff Road.

#### SINGLE GARAGE

20'4" x 9'6" (6.20m x 2.90m)

Gated entry to the rear of the development gives way to the upper parking area. With electric up-and-over door; the second garage is located on the right hand side, providing space enough for one vehicle, together with power, light and an array of shallow shelving with exposed block elevations. A pitched roof offers potential for further storage within the roof space.

### GENERAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

#### COUNCIL TAX

Band F - Cornwall Council.

#### TENURE

Leasehold. 999 year lease commencing 14th May 2002. Maintenance charge £637.50 per quarter to include up keep of communal areas, gardening and window cleaning, with insurance billed separately. The freehold for Seascapes is vested within the management company of which the leaseholders hold an equal share. Prospective buyers should be made aware that holiday letting and pets are not permitted. Letting for a minimum 6 month period on a shorthold tenancy agreement is permitted.

#### VIEWING

By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan

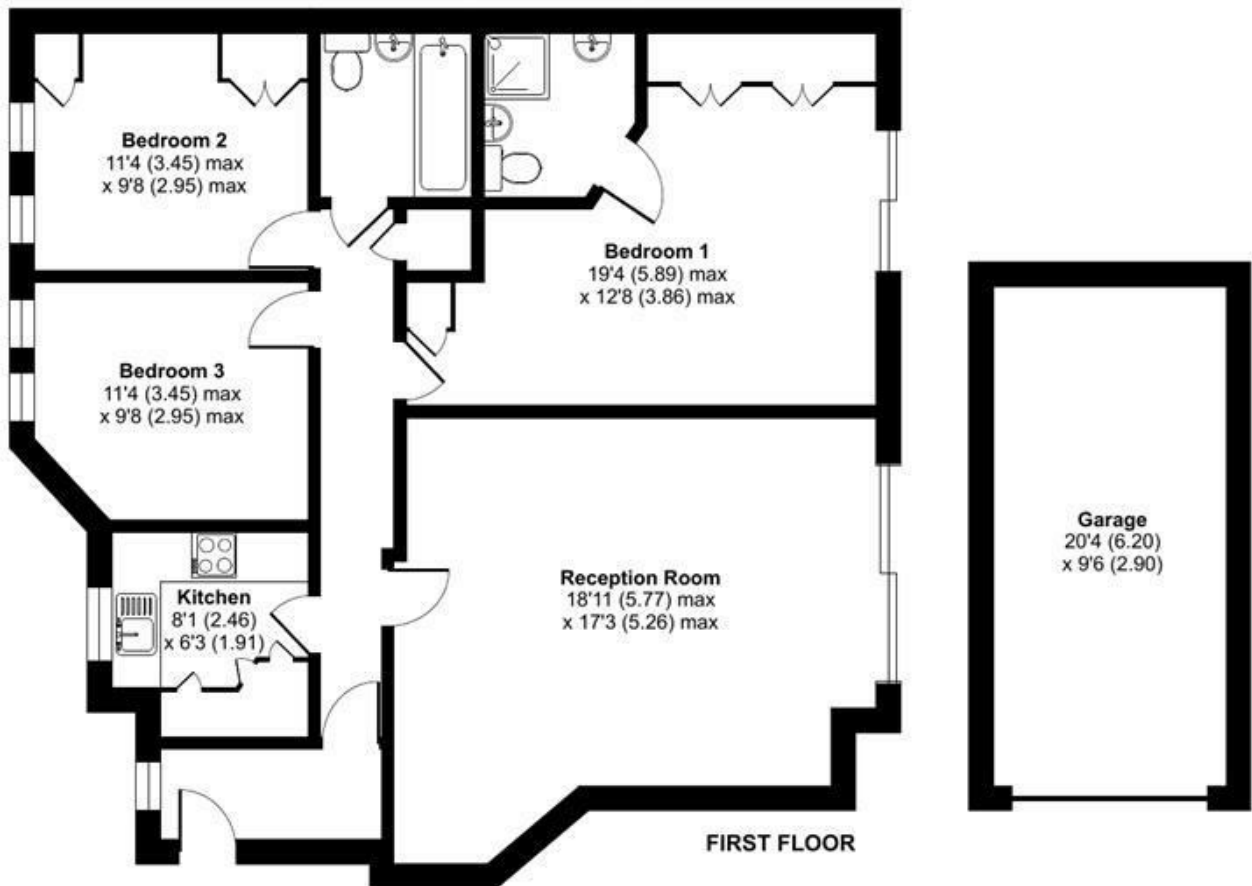
## Cliff Road, Falmouth, TR11

Approximate Area = 1038 sq ft / 96.4 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1231 sq ft / 114.3 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). © ntechcom 2024. Produced for Laskowski & Company. REF: 1090851