



7 Penolva  
54A Sea Road, Carlyon Bay

LODGE & THOMAS  
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## 7 Penolva,

54a Sea Road, Carlyon Bay,  
St Austell PL25 3SG

### Guide Price - £595,000

- Penthouse apartment
- Tremendous sea views
- Balcony
- Parking and communal gardens

*A modern two bedroom penthouse apartment in a prominent, frontline position along Sea Road and boasting outstanding sea views. Sold with no chain.*

7 Penolva is one of just 8 apartments forming this modern building. It is situated on the top floor, commanding the best of the views. Entrance level to the building is on the middle (first floor).

Sea Road is the most exclusive address within Carlyon Bay and these apartments enjoy a frontline position with direct access on to the South West Coast Path and breathtaking, uninterrupted sea views. There are several beaches within walking distance and Carlyon Bay offers a range of local facilities including cafes/bars, restaurants as well as an 18 hole golf course. Nearby Charlestown offers a primary school, a number of cafes and restaurants, as well as the famous Shipwreck Museum.

St Austell offers a much wider range of everyday amenities, including supermarkets and the main trainline to London (Paddington) and is home to the Eden Project.



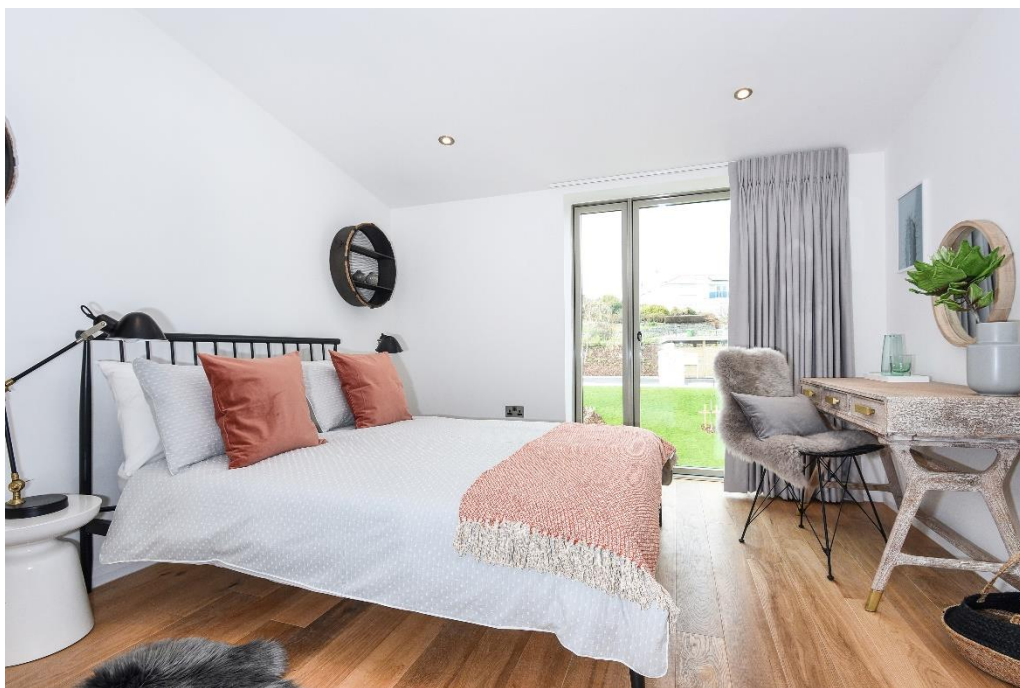


The apartment is contemporary in design, offering an open plan kitchen/living/dining room facing the sea, two double bedrooms, the master with an en-suite shower room, and a bathroom together with a large storage cupboard.

The kitchen is fitted with integral Miele appliances and there is underfloor heating throughout.

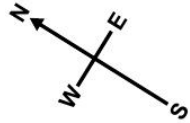
A balcony accessed directly from the open plan living space offers a wonderful private outdoor sitting area, whilst the gardens and grounds are communal.

No. 7 has an allocated parking space and there are also visitor parking spaces available, as well as communal stores.



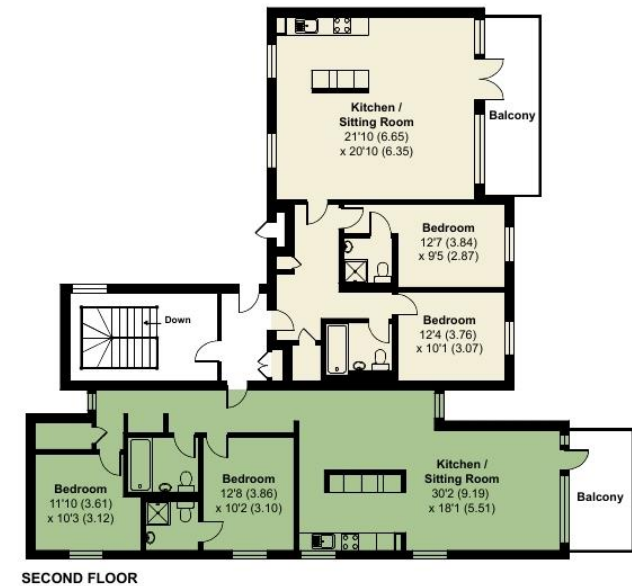
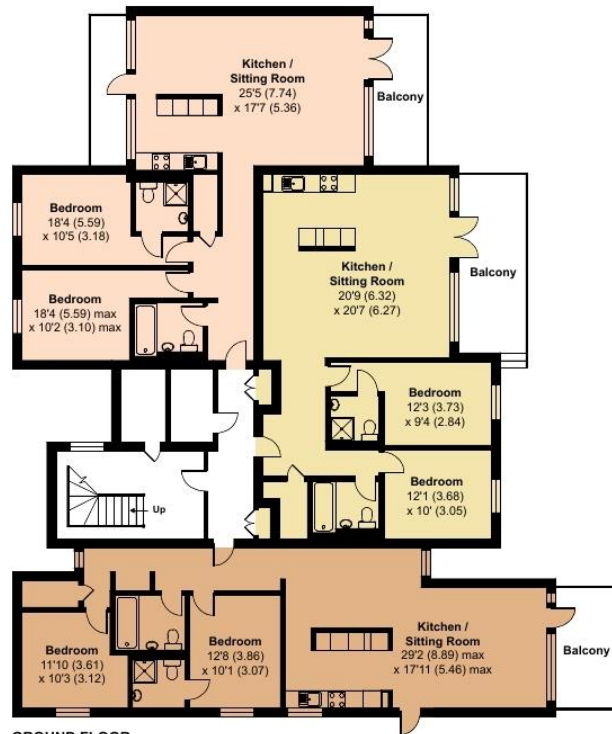
Approximate Area = 8864 sq ft / 823.4 sq m

For identification only - Not to scale



KEY:

- Flat 1 - APPROX. GROSS INTERNAL FLOOR AREA  
963 SQ FT 89.4 SQ METRES
- Flat 2 - APPROX. GROSS INTERNAL FLOOR AREA  
913 SQ FT 84.8 SQ METRES
- Flat 3 - APPROX. GROSS INTERNAL FLOOR AREA  
982 SQ FT 91.2 SQ METRES
- Flat 4 - APPROX. GROSS INTERNAL FLOOR AREA  
963 SQ FT 89.4 SQ METRES
- Flat 5 - APPROX. GROSS INTERNAL FLOOR AREA  
922 SQ FT 85.6 SQ METRES
- Flat 6 - APPROX. GROSS INTERNAL FLOOR AREA  
980 SQ FT 91 SQ METRES
- Flat 7 - APPROX. GROSS INTERNAL FLOOR AREA  
963 SQ FT 89.4 SQ METRES
- Flat 8 - APPROX. GROSS INTERNAL FLOOR AREA  
936 SQ FT 86.9 SQ METRES



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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**Services:** Mains water, gas, electricity and drainage. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** E

**Tenure:** Leasehold with a share of the Freehold to be inherited by apartment owners on completion of the sale of the last apartment in Penolva. A peppercorn ground rent is payable in the meantime. Service charge for 2023 to 2024 is £2,852 (£713 payable quarterly). Lease length 999 years from 01/01/2020.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the selling agents Lodge & Thomas. 01872 272722.

**Directions:** Proceed along Sea Road with the sea on your right hand side and follow the road passing the Porth Avallen Hotel. The entrance to Penolva will be found after a short distance on the right hand side where the parking area will be evident.

**what3words**///mammoth.laugh.send

**Agent's Note:** Photographs are stock images and are illustrative of the apartments in Penolva or in the neighbouring building Cliff House.







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