



Boskerris Road

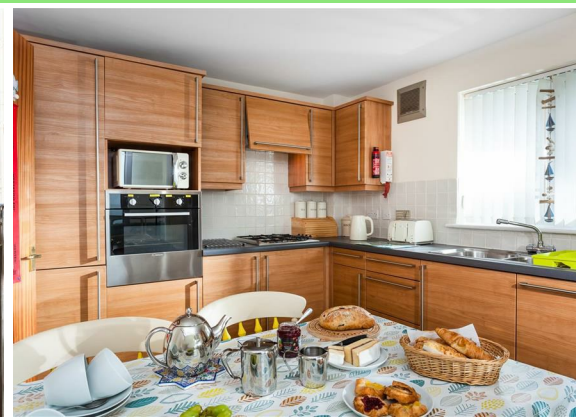
Carbis Bay

St. Ives

TR26 2PE

Asking Price £370,000

- A SPACIOUS TWO BEDROOM (MASTER ENSUITE) APARTMENT
- SITUATED WITHIN A POPULAR DEVELOPMENT ON THE GROUND FLOOR LEVEL
- CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET WITH CLOSE PROXIMITY TO RAILWAY STATION
- A SHORT WALK DOWN TO CARBIS BAY BEACH
 - SUN TERRACE
- SUPERB SEA AND COASTAL VIEWS
- CAN BE SOLD FURNISHED AND EQUIPPED
 - ALLOCATED PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold - Share
of Freehold

Council Tax Band - D

Floor Area - 818.00 sq ft



Summary

Nestled on Boskerris Road in the picturesque Carbis Bay, St. Ives, this charming ground floor apartment offers a delightful blend of comfort and coastal living. Spanning an impressive 818 square feet, the property features two well-appointed bedrooms and two modern bathrooms, making it an ideal retreat for families or couples seeking a serene getaway.

The heart of the home is a spacious reception room that seamlessly connects to a sun terrace patio, providing stunning views of the sea and the Island. This outdoor space is perfect for enjoying morning coffee or evening sunsets, while the well-kept gardens and a convenient rear pathway lead directly to the beach, enhancing the allure of coastal living.

The apartment has been successfully operated as a holiday let, showcasing its potential for generating income or serving as a personal sanctuary. With the added benefit of parking for one vehicle and no onward chain, this property is ready for immediate occupancy.

Whether you are looking for a permanent residence or a holiday home, this apartment on Boskerris Road presents a unique opportunity to embrace the beauty of St. Ives and the surrounding coastline. Don't miss your chance to own a piece of this idyllic location.

Entrance door opening into...

ENTRANCE VESTIBULE

5'11 x 2'10 (1.80m x 0.86m)
Fitted carpet, ceiling mounted spot lights, door into...

HALLWAY

Fitted carpet, radiator, built in storage cupboard, with sliding doors, built in shelving and hanging rail.
Door into...

LOUNGE / DINER

17'3 x 13'9 (5.26m x 4.19m)
Fitted carpet, open fireplace (decorative only), radiator, two double glazed windows to the side, double glazed window to the rear with sea views. Double glazed door leading onto patio area. Through this door and side window there are superb views across to St Ives, and the Island.
Door leading into...

KITCHEN

11'4 x 9'7 (3.45m x 2.92m)
Attractively fitted with a range of base and wall mounted kitchen units with roll top work surfacing over. Four ring gas hob, tiled splash back, extractor above, one and a half bowl sink and drainer with mixer tap, tiled splash back.
Integrated dishwasher, fridge freezer and electric oven, cupboard housing gas boiler, double glazed window to the side with sea views across to the Island. Double glazed sliding patio doors to the rear, leading onto...

SUN TERRACE / PATIO

An ideal space for alfresco dining or just to sit and relax, and enjoy the

superb sea views across to the Island.
Enclosed by glass and metal balustrade with an integral glass gate providing full access to well-kept gardens and rear pathway to the beach.

BATHROOM

7'8 x 5 (2.34m x 1.52m)
Fitted with a white suite comprising, panel enclosed bath with mixer taps and shower head over. Glass shower screen, wall mounted extractor fan. Low level w/c with push button flush, wash hand basin with monobloc tap, vanity unit below. Tiled walls, vinyl flooring, light with shaver socket.

BEDROOM

13 x 12'10 (3.96m x 3.91m)
Fitted carpet, radiator, double glazed bow window to the front, with deep window cill, two built in cupboards, double glazed window to the side, door into...

ENSUITE SHOWER ROOM

7'10 x 3'11 (2.39m x 1.19m)
Shower cubicle with mains fed shower, bifold doors, tiled surround. Extractor fan. Low level w/c with push button flush, pedestal wash hand basin with mixer tap, tiled walls and flooring, heated towel rail, obscured double glazed window to the side.

BEDROOM 2

13 x 8'5 (3.96m x 2.57m)
Fitted carpet, double glazed window to the front, radiator, built in cupboard with sliding doors.

OUTSIDE

The apartment is surrounded by well maintained communal gardens with



access to a footpath which leads down to the Railway Station Carpark and provides access to nearby Carbis Bay Beach. From the carpark, steps lead down to a paved pathway providing access to the front door with adjacent external store cupboard containing gas and electric meters. There is an allocated, numbered parking space for one car.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Leasehold with a share of Freehold.

Lease length: 999 years remaining (962 years from 1988)

Service charge: £1800 pa

Lease restrictions: Only owners/and family members to have dogs on the site. No excessive noise.

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

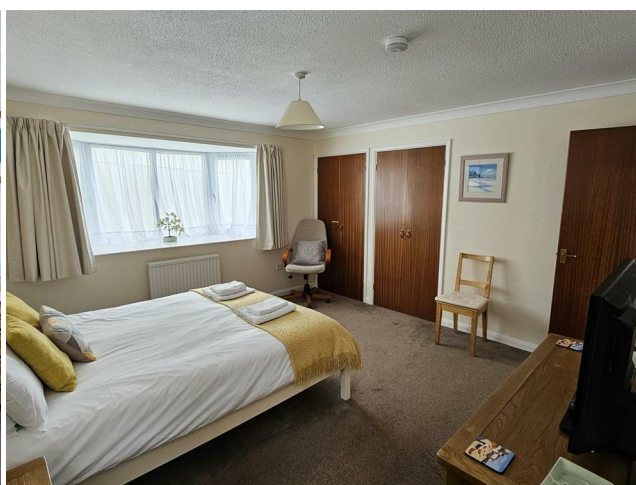
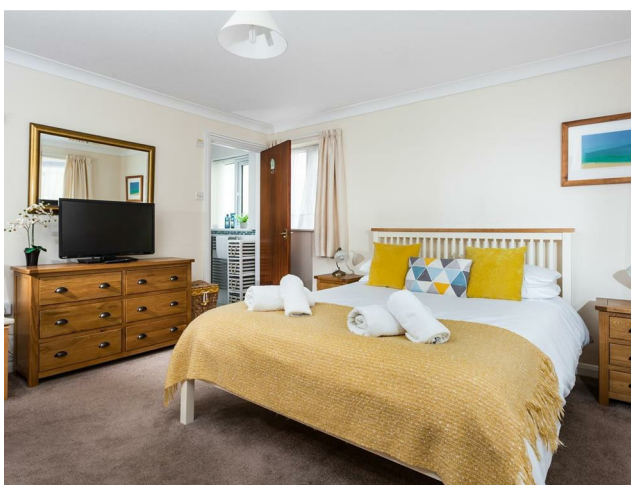
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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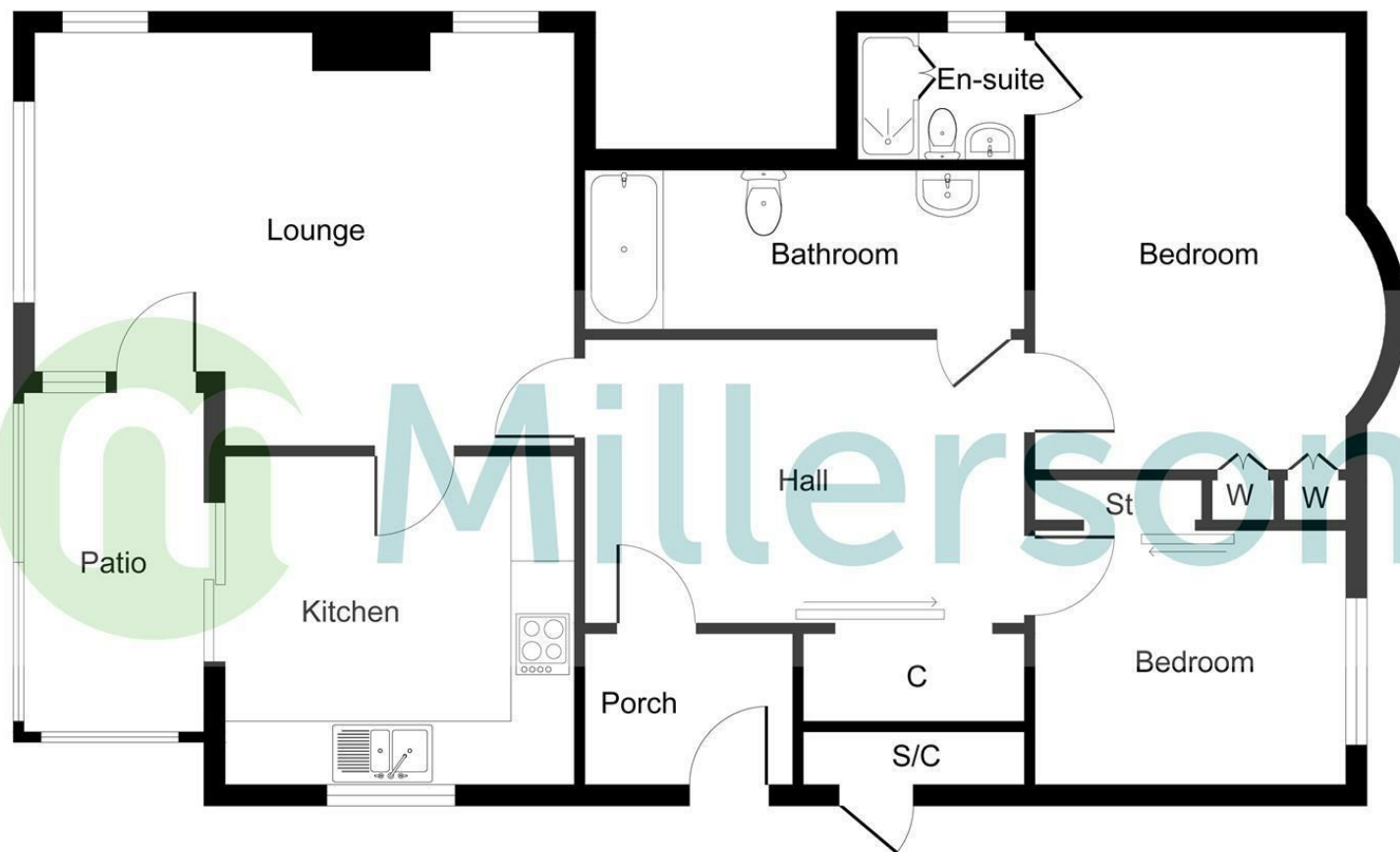




Boskerris Road, Carbis Bay, St. Ives, TR26 2PE

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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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