



4 The Old Edwardian, 5-7 Island Crescent, Newquay, TR7 1DZ

**david ball**  
Agencies

Perched proudly above Towan Beach in Newquay stands the majestic Old Edwardian. This stunning apartment is nestled on the second and third floors. From this vantage point, panoramic views sweep across Towan Beach and Newquay Harbour and the beautiful house on the rock opposite. The apartment boasts an open-plan living area, perfectly designed to capitalize on the breath taking scenery that unfolds beyond the expansive windows. Each bedroom has its own en-suite facilities, ensuring privacy and relaxation for all occupants. To top it off, the convenience of a dedicated parking space adds an extra touch of ease to every stay. Here, amidst the charm of Newquay, this apartment promises an experience of seaside living at its finest. No chain. Viewing highly recommended.

## Guide Price £450,000 Leasehold

### Key Features

- Great investment property
- Air source central heating
- Parking space
- Open plan living
- Fantastic views over Newquay harbour and Towan beach
- Three bedrooms with en-suites
- Close to local amenities
- No chain

### Entrance hallway

Engineered wood flooring throughout. Access to subsequent accommodation. Large coat/storage cupboard. Stairs rising to first floor landing

### Kitchen

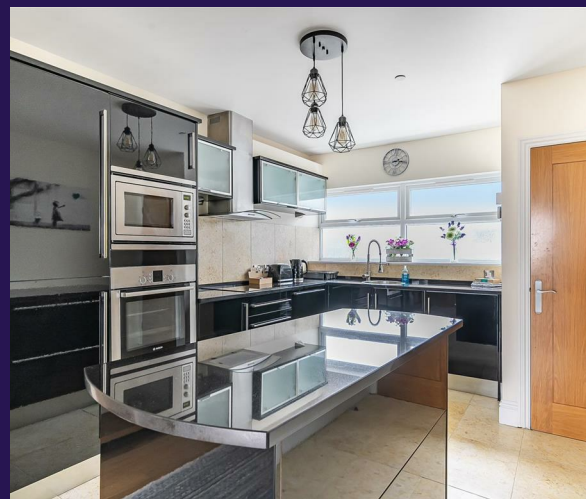
Kitchen with a range of base, wall and drawer units with granite work surfaces over. There is a range of built in appliances including a built in oven and microwave with a hob and extraction fan over. There is also a built in dishwasher and fridge freezer. Stainless steel sink with lever tap and spray arm. To maximise workspace there is also a centre island. Walk in cupboard space. Window to rear aspect.

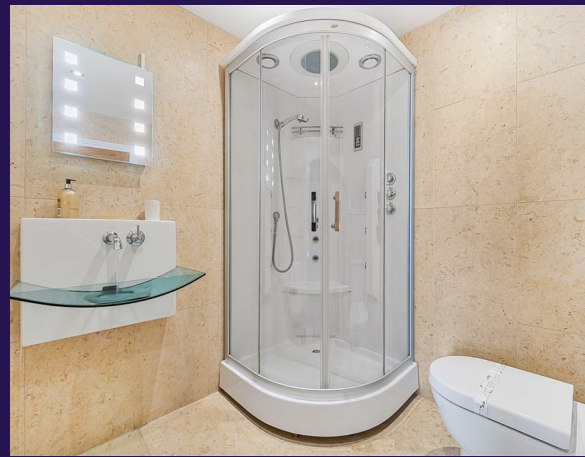
### Living/dining area

Stunning views from the large double glazed windows overlooking Towan Beach towards Newquay Harbour. Solid wood flooring throughout. The area is lit with ceiling spotlights and wall mounted lamps. Radiators. Built in storage cupboard.

### Bedroom one

Double bedroom. Double glazed window to rear aspect. Walk in robe and radiator. Door gaining access to





### **En-suite**

Walk in multipoint shower unit with built in radio and speakers. Contemporary curved glass wash basin by Villeroy and Bosch with mirror above. W/C, also by Villeroy and Bosch . Radiator and heated towel rail. Extractor fan. Tiled throughout with Jerusalem stone.

### **Bedroom two**

Double bedroom. Velux Windows either side with views over the bay, and to rear aspect of the property. Radiator. Door gaining access to

### **En-suite**

Tiled throughout with Jerusalem stone. Whirlpool bath with electric shower over. Hand Basin with mixer taps and WC, both by Villeroy and Bosch. Heated towel rail and radiator. Extractor fan.

### **Bedroom three**

Velux windows over the bay to the front aspect. Radiator. Door gaining access to

### **En-suite**

Velux windows over looking the bay to the front aspect. Tiled throughout with Jerusalem stone. Whirlpool bath with electric shower over. Hand Basin with mixer taps and WC, both by Villeroy and Bosch. Heated towel rail and radiator. Extractor Fan

### **Parking**

One parking space to the rear of the property.

### **Services**

The following services can be found at the property: Mains electric, water and drainage, however, we have not verified any of the connections.

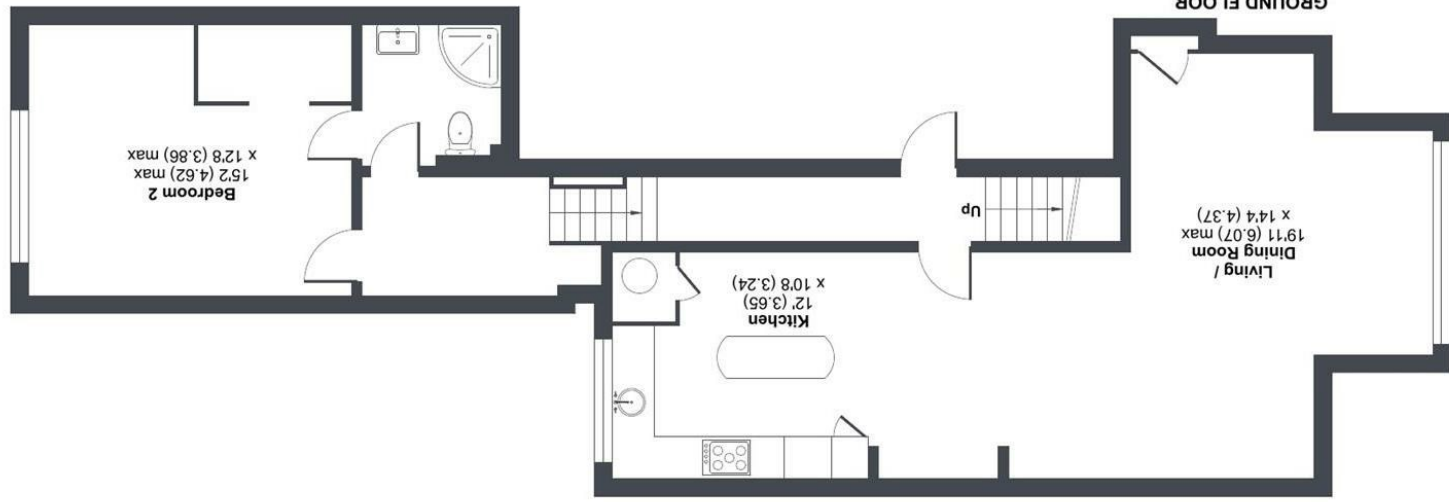
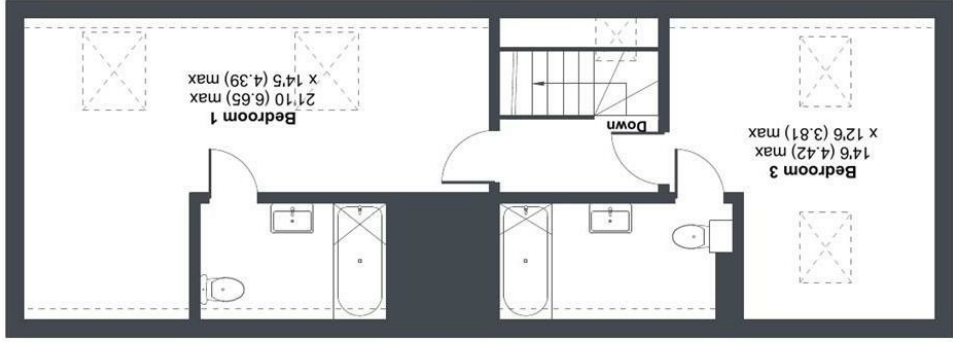
### **Council tax**

Business rated.



# Island Crescent, Newquay, TR7

Approximate Area = 1432 sq ft / 133 sq m  
 Limited Use Area(s) = 32 sq ft / 3 sq m  
 Total = 1464 sq ft / 136 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). © nchecom 2024. Produced for David Ball Agencies. REF: 1109286

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01637  
 850850

www.davidballagencies.co.uk



*Connecting People to Property Perfectly*

e.sales@dab.estate  
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
71	71
Very energy efficient - lower running costs (62 plus) A	
(61-91) B	
(55-69) C	
(49-54) D	
(39-44) E	
(21-38) F	
(1-20) G Not energy efficient - higher running costs	



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