



7, Old Chough Flats, Porth Way, Newquay, TR7 3LW

david ball  
Agencies

This unique modernised TWO bedroom penthouse boasts beach and sea views comprising the entire top floor and overlooking Porth Beach, which is only 300m away. The living room boasts a picture frame view through dual aspect windows whilst the family bathroom completes the accommodation. VIEWING HIGHLY RECOMMENDED. NO CHAIN.

## Asking Price £300,000 Leasehold

### Key Features

- Penthouse two double bedroom
- Allocated parking space plus visitors parking
- Chain free
- Views of the coast and beach
- 300 meters to Porth beach
- Share of freehold
- Ideal investment property
- Open plan living

### The Property

Entering from the communal hallway you are greeted by a naturally lit hallway with ample, functional storage. The dual aspect open plan living space has a beautiful, far-reaching view of the sea and Porth Island. The original fireplace opening has been transformed into a shelved entertainment space. The modern kitchen in the last year has been updated with integrated appliances as well as a central island which allows a flow between the lounge space perfect for entertaining.

The current principal bedroom is cleverly tucked away for privacy and features deep fitted wardrobes. The room has also been used as yoga studio and office with the other bedroom being chosen as the main bedroom as it allows you to wake up with a view. The family bathroom completes the accommodation and is well equipped with a white suite and heated towel rail, plus the option to add additional cupboards.

### Externally

The outside shared patio provides the perfect spot for a morning coffee. The apartment has an allocated parking space as well as access to the communal visitors spaces.





### **Location**

Porth Beach is a favourite for families, SUP lovers and swimmers. With its own local boutique, tapas restaurant, cafes and beachside pub, it's sociable without the crowds of the town centre. You'll find Watergate Beach and Lusty Glaze in opposite directions via the picturesque coastal path. You'll find ample sports facilities in the area, the legendary Fistral Beach is only a short drive and Newquay town centre is in walking distance, as well as there being good transport links. Local bus services, Newquay train station and the airport, provide you with links around Cornwall and connecting you to the rest of the UK and abroad. Porth is a delightful area of Newquay and a firm favourite with locals, and returning holidaymakers year after year.

### **Lesaehold - Share of Freehold Information**

£25 PCM for service charge.

### **Council tax**

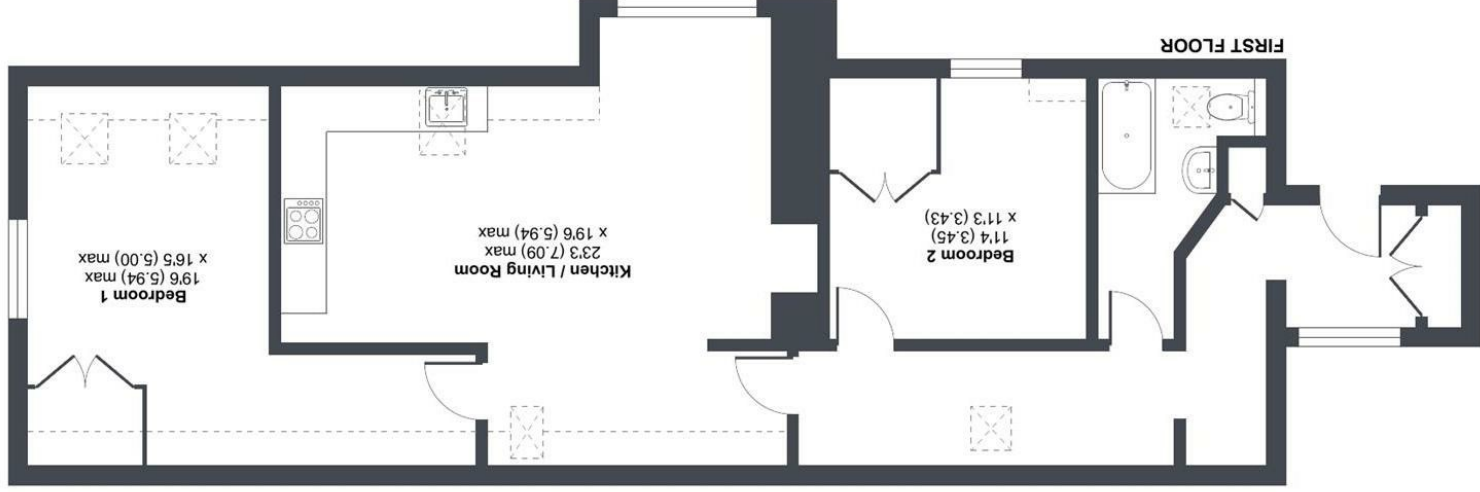
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### **Services**

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

# Old Chough Flats, Porth Way, Newquay, TR7

Approximate Area = 907 sq ft / 84.2 sq m  
 Limited Use Area(s) = 62 sq ft / 5.7 sq m  
 Total = 969 sq ft / 89.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



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: 110943



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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	76
Potential	56

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