



Soul Surfer, Seascape, Pentire Avenue, Newquay, TR7 1FY

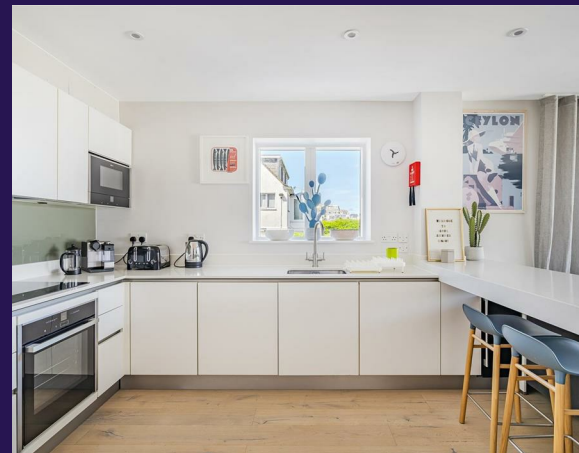
david ball
Agencies

A superb example of a coastal apartment with far reaching sea views, currently ran as a succesful holiday let. Located on the raised ground floor of the popular Seascape development the property consists of a living space, two double bedrooms with principal en-suite and a family bathroom. Viewing recommended.

Guide Price £425,000 Leasehold - Share of Freehold

Key Features

- CHAIN FREE
- One of Newquay's premium developments
- In ceiling speakers in living area and bedrooms
- Gas boiler powered underfloor heating
- Dimable LED downlights throughout
- Far reaching sea views
- Ultrafast Full Fibre Broadband available
- Velfac external door and window systems
- Porcelanosa tiling in the bathrooms
- Brushed stainless steel sanitary ware





The Property

Entering through from the communal area in to the entrance hallway that provides access to all the rooms, as well as a convenient utility cupboard housing a washer and dryer stack. The white oak engineered flooring continues in to the superb contemporary living space that boasts far reaching sea views and seamless access to a composite deck balcony, complete with a frameless glass balustrade. The modern fitted kitchen is a culinary delight, featuring Quartz stone worktops including a peninsula breakfast bar, and integrated Neff appliances including an electric oven, fridge freezer, microwave oven, dishwasher, and four-ring induction hob with a glass splashback and Elica extractor. The under-mounted Franke steel sink unit with mixer tap and various kitchen units complete the kitchen.

The principal bedroom incorporates a stylish oversized headboard and built-in wardrobe, complemented by south-facing windows for abundant natural light. The ensuite offers luxury with a double shower unit featuring an overhead rain shower and a separate handheld hose, enclosed by a glass door and screen. The his and her sink below a substantial wall mirror, electric heated towel rail, low level WC, tiled flooring and partially tiled walls finish the room. The second bedroom echoes the first, with its own oversized headboard, built-in wardrobes, and south-facing windows.

The family bathroom includes a tiled bath with an overhead rainfall shower, separate handheld hose, and a glass screen. The Durivit sink and WC along with another substantial mirror, tiled flooring and partially tiled walls complete the bathroom.

Furniture is available by separate negotiation.

Current holiday let bookings will need to be honoured with Cornish Gems.

Location

Nestled in the highly sought-after area of Pentire in Newquay, this remarkable property enjoys an enviable location just moments away from the famous Fistral Beach, renowned for its surf and golden sands. Those seeking tranquility can explore the Gannel Estuary, perfect for leisurely strolls or bird watching. Pentire Avenue places the finest of coastal living at your doorstep.

Pentire headland, situated between Fistral Beach and Crantock Beach, boasts enchanting beauty and is home to the Lewinnick Lodge, boutique hotel and restaurant known for its breathtaking panoramic views.

Across the peaceful waters of the Gannel Estuary lies the picturesque village of Crantock, separated from Newquay. In summer, when the footpath is submerged during high tide, the historic Fernpit Café, a cherished establishment since 1910, offers a charming ferry service, providing a scenic passage across the estuary.

Leasehold Information

Leasehold - Share of Freehold

999 year lease from 1/1/2016

Service charge: £1,950

Ground rent: Peppercorn through share of freehold.

Property is business rated for holiday let purposes.

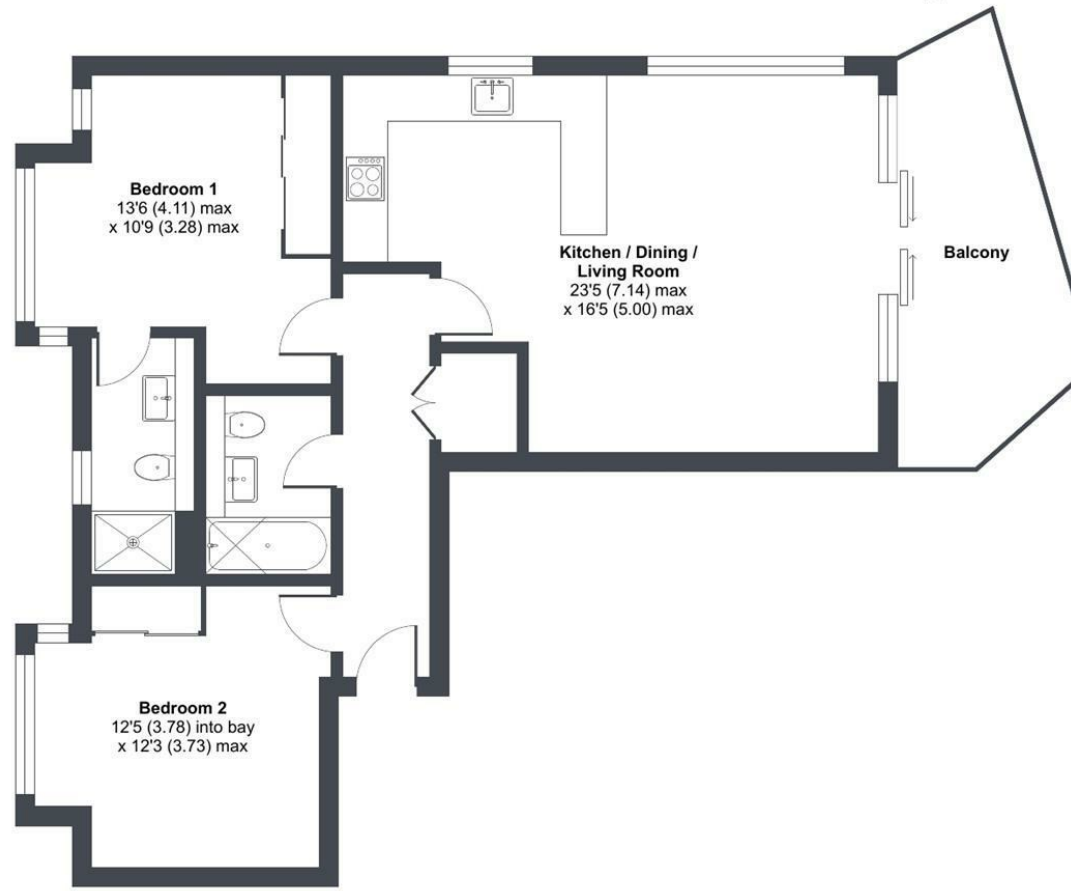
The Development

The apartment comes with an allocated undercroft parking space, residents also have access to communal areas including a landscaped entrance garden, a surf store, an external surf shower and wash down area.

Seascape, Pentire Avenue, Newquay, TR7

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1120274

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

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