



35 Ocean 1, Pentire Avenue, Newquay, TR7 1TQ

david ball
Agencies

An ideal surfers penthouse just 150m from Fistral Beach with superb views to match the location, allowing owners to check the surf from the comfort of the living space and enjoy sunsets from the balcony. Two double bedrooms with the principal being en-suite and a family bathroom complete the accommodation. This penthouse also has the potential as a holiday let investment.

Guide Price £375,000 Leasehold - Share of Freehold

Key Features

- Penthouse apartment
- 150m to Fistral Beach
- Two double bedrooms
- Ultrafast Full Fibre broadband available
- Fistral Beach and sea views
- Within 350m of the Gannel Estuary
- Principal en-suite
- Electric underfloor heating available





The Property

The open-plan living space offers spectacular views over Fistril Beach and access out on to the balcony. A window seat bathes the area in natural light, while the balcony provides captivating sea views and the perfect setting for enjoying the beautiful sunsets. With a modern fitted kitchen boasting Neff integrated appliances, including an oven, four-ring electric hob, extractor fan, microwave oven, fridge freezer, and dishwasher there is also additional space for a 6 seater dining table.

Bedroom one offers views towards Pentire Headland and the sea beyond and boasts an en-suite shower room. Bedroom two is also a double that shares the same the views. The family bathroom has a single panel bath and shower, wall-mounted wash basin, and wc.

Location

Perched high on the Pentire Peninsula in Newquay, Ocean 1 is just 150m from Fistril Beach and a short walk from the town's trendy shops, pubs, and restaurants.

In the immediate vicinity is the protected headland of Pentire which is located between Fistril Beach and the stunning River Gannel Estuary and home to the spectacularly located boutique eatery and hotel of the Lewinnick Lodge. The Gannel Estuary separates the quaint village of Crantock from Newquay. When the tide is in and you can no longer reach the sandy passage by foot, you can take the delightful ferry from the Fernpit Café, established in 1910 which is still run by the same family.

Newquay International Airport is approximately seven miles distance from Newquay allowing you the freedom of travel all on your doorstep.

The Development

Gated communal parking with an apartment allocated parking space and visitor spaces.

Leasehold Information

Leasehold with share of the freehold

999 year lease from 2008

Service Charge: £1,928pa

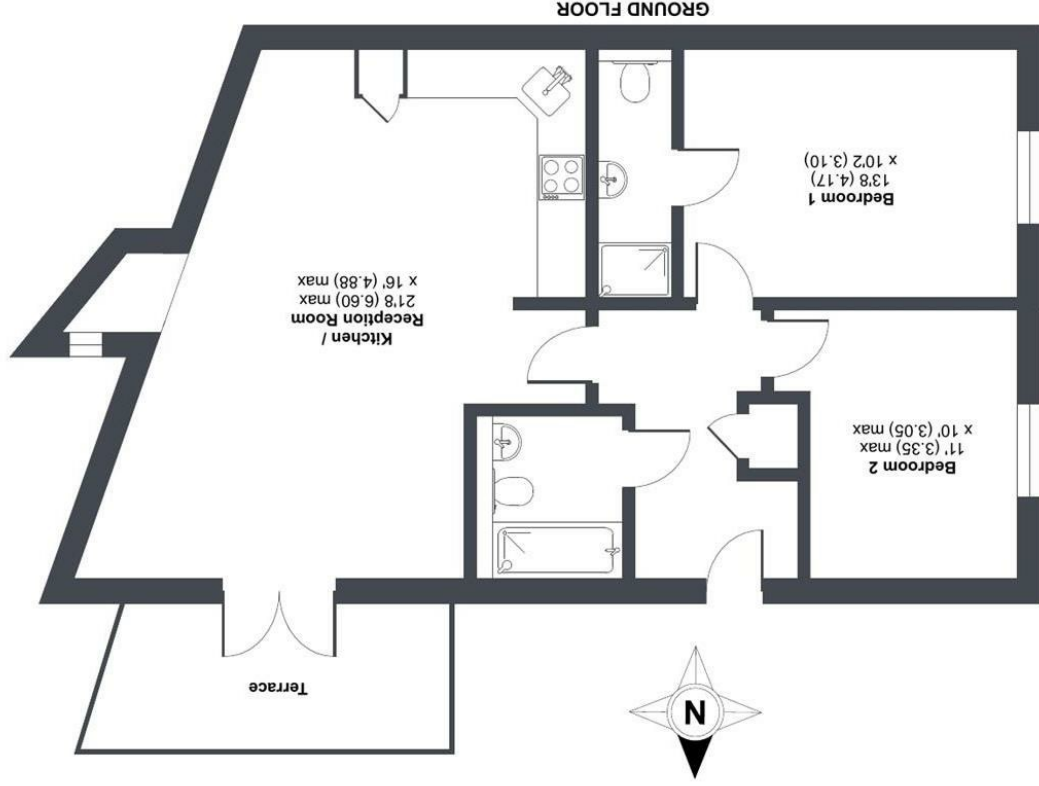
Ground Rent: £100pa

Pets and holiday lets are permitted at the property

Pentire Avenue, Newquay, TR7

Approximate Area = 765 sq ft / 71.1 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). © nchecon 2023. Produced for David Ball Agencies. REF: 1124832



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Energy Efficiency Rating	
Current	Potential
62	64

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

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