



6 Light House, 4 Pentire Avenue, Newquay, TR7 1FB

david ball
Agencies

An exceptional opportunity awaits to acquire this ground-level two-bedroom apartment, located just 150m from the famous Fistral Beach, featuring captivating oak flooring with underfloor heating and high ceilings throughout. The expansive open-plan living area effortlessly extends to a balcony spanning the entire property, ideal for savoring late evening sunsets or checking the morning surf. Both bedrooms boast spacious bespoke fitted brand new Sharps wardrobes, with the primary bedroom providing access to the balcony through floor-to-ceiling sliding doors, seamlessly blending indoor and outdoor living. The apartment is further enhanced by a meticulously finished Villeroy & Boch bathroom and a convenient utility room. With allocated parking, a storage shed, surf store, and outdoor shower, this residence epitomizes perfect coastal living. There is a tenant in situ currently achieving £1500pcm on a 12 month contract from May 2024. Early viewing is strongly recommended.

Guide Price £350,000 Leasehold - Share of Freehold

Key Features

- Coastal apartment
- Designer bathroom
- Allocated & Visitor parking
- Open plan living
- Tenant in Situ
- Balcony with sea views
- Just 150m from Fistral Beach
- Surf store & Outdoor shower
- New Sharps fitted wardrobes
- Estimated Yield of 5.14%

Location

Nestled within an exclusive development of just 14 luxury apartments in the prime location of Pentire Avenue, this residence is in close proximity to the renowned Fistral Beach, the Newquay links golf course, and the picturesque River Gannel tidal estuary, flowing from Crantock Beach to the vast Atlantic Ocean. The protected headland of Pentire, a brief stroll away, houses the upscale Lewinnick Lodge, overlooking the breathtaking landscape. The Gannel Estuary, which separates Crantock from Newquay, features a charming ferry from the historic Fern Pit Café, established in 1910. Beyond the coastal allure, Newquay boasts diverse amenities, including shopping, schools, banking facilities, trendy bars, and restaurants. With convenient bus and rail services to nearby areas, the town is well-connected. Adding to the convenience, Newquay International Airport, just seven miles from the town, opens doors to a variety of destinations, providing seamless travel opportunities right at your doorstep.





Accommodation in detail

Entrance Hall

Wooden entrance door leading from communal hall with security hole. Telephone entry system with camera to the main entrance. Doors to subsequent accommodation. Oak flooring continued through the apartment.

Open Plan Kitchen/Lounge/Diner

Kitchen/Diner

Modern fitted kitchen to include a range of wall, base and draw units including a wine rack with a large single sheet of Granite worktop above, and undermounted stainless steel one and a quarter sink with mixer tap and milled drainer. Electric oven with four ring gas hob and extractor above. Subway tiled splashback continuing through the kitchen.

Lounge

Seamlessly continuing from the kitchen and leading to the balcony through a double glazed wooden sliding door this area boasts sea views which encapsulates the sunset through the summer season. Storage cupboard housing the boiler.

Bedroom One

Wooden double glazed sliding doors opening to the balcony, and enjoying sea views to capture the morning surf or evening sunset. Dimmer spotlights. Bespoke fitted wardrobe covering the length of the bedroom with ample storage.

Bedroom Two

Borrowed light single glazed windows to kitchen. Bespoke fitted wardrobe. Dimmer spotlights. Ventilation system bringing fresh filtered air into the bedroom.

Bathroom

Villeroy and Boch high end bathroom, with a tiled bath and mains overhead in set waterfall shower head above. Concealed cistern WC with stainless steel dual flush panel. Wall mounted square based wash hand basin with mixer tap. LED light up vanity mirrors with storage. Heated towel rail. Extractor.

Utility

Base units with roll top work surfaces over and in-set stainless steel sink with drainer. Space for an undercounter washing machine and tumble dryer.

Balcony

Tiled floor with stainless steel balustrades and glass surround running the length of the property offers an expansive seating area suitable for enjoying afternoon sun moving through to the evenings sunsets over the Atlantic Ocean.

Externally

Offering a single allocated parking space accessed through a coded locked gate, plus convenient visitor parking at the front of the building. Boasting a wooden storage shed, further surf storage and an outside shower.

A communal lift will take you to all floors.

Leasehold Information

Share of Freehold

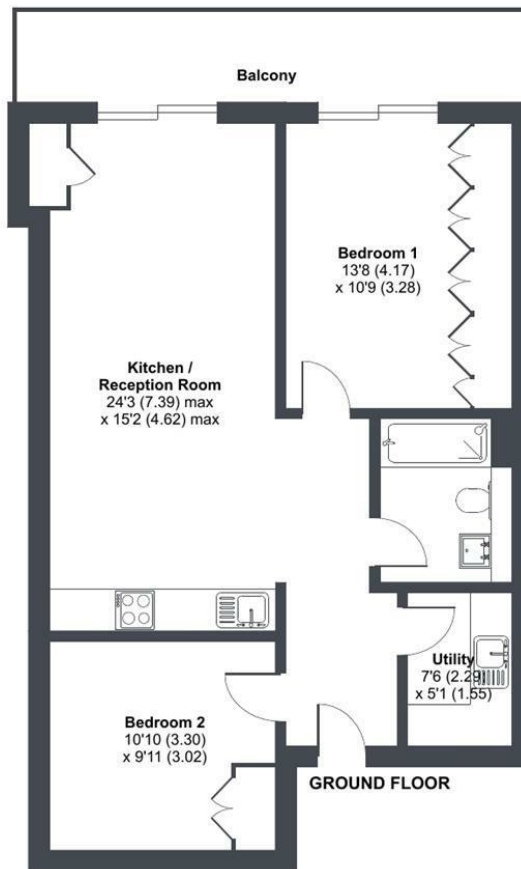
999 year lease with 987 years remaining

Service Charge - £2400pa

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Approximate Area = 719 sq ft / 66.8 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). © nichecom 2024. Produced for David Ball Agencies. REF: 1077085

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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