



5, Ebb Tide, Newquay, TR7 3FU

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Agencies

Don't miss this rare opportunity to acquire a lucrative turn-key investment or second home in the highly sought-after coastal village of Porth. Situated just a stone's throw from the stunning north Cornish coastline, and moments from the iconic Porth Island, beach.

The apartment features an impressive open-plan living area, complemented by a bespoke quality kitchen. From here, step directly out to the enclosed private patio garden – an idyllic spot to unwind and soak in breathtaking sunsets while socialising with friends and family. The principal en-suite bedroom also enjoys direct access to the patio, further enhancing the seamless indoor-outdoor living experience.

A second double bedroom to the rear offers additional comfort, served by a contemporary bathroom with luxury tiling and high-end finishes. This apartment also benefits from private parking, a communal surf shower, and dedicated private surf storage – ideal for making the most of the coastal lifestyle.

With its prime location, high-quality interiors, and exceptional outdoor space, this property presents a unique opportunity for both investors and those seeking a coastal retreat. Viewing is highly recommended.

Guide Price £375,000 Leasehold

Key Features

- Private Landscaped Garden
- Open plan Living Space
- Underfloor Heating Throughout
- Pre-Wired Ceiling Speakers
- Lucrative Turn-Key Investment or Second Home
- Allocated Parking Space
- Communal Surf Shower And Private Surf Store
- Bespoke British Kitchens
- Chain Free
- Remainder of the 10 Year NHBC Warranty

Location

The stunning village of Porth is within two miles of the town of Newquay and is home to the glorious beach of Porth which is considered to be one of safest beaches in the area and therefore very popular with families. The wildlife enriched Porth Island is a spectacularly beautiful place, easily accessible and adjacent to the beach. The immediate facilities include a public house, restaurants, cafes where you can sample a delicious cream tea and beach shops.

Some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach and the town of Newquay a short walk away offers a more comprehensive range of shopping, schooling and banking facilities.

There are bus and rail links to outlying areas and Newquay International Airport is approximately four miles distance.

Accommodation in Detail

Entrance Hall

Wooden entrance door with security viewing hole. Double door storage cupboard housing the gas fired boiler, including space and plumbing for a washing machine and tumble dryer. Doors to subsequent accommodation. Wide plank engineered oak flooring continued through to the open plan living area. Digital thermostat.





Family Bathroom

Double glazed opaque window to front. Luxurious bathroom with Duravit sanitary ware and Chrome brassware by Crosswater, to include a wall mounted wash hand basin with mixer tap. Tiled bath unit with mains overhead shower above. Concealed cistern WC with dual flush. Tiled floor and partially tiled walls complete this stunning family bathroom.

Bedroom Two

Double glazed window to rear elevation. Digital Thermostat.

Master Bedroom

Double glazed sliding doors leading out to the landscaped terrace. Built-in wardrobe to include shelving and a hanging rail. Wooden door leading into

En-Suite

This beautiful en-suite comprises a walk-in shower unit with an overhead mains waterfall shower, fully tiled wet areas and mixer valve with handheld shower hose. Duravit sanitary ware and Chrome brassware by Crosswater to include, a square based wall mounted wash hand basin, and concealed cistern with dual flush and tiled floors complete this room. There is also a heated towel radiator and extractor fan. A digital thermostat controls the under-floor heating.

Open Plan Living Area

Kitchen

This stunning example of a modern, british hand made kitchen, includes a range of wall, base and drawer units, complete with a 20mm Quartz stone worktop with undermounted stainless steel sink and mixer tap, finished with a milled drainer. Integrated Neff appliance include a chest height multi function oven and combination microwave oven, fridge freezer, dishwasher and wine cooler. An induction hob with remote controlled extractor hood above finish this luxury kitchen.

Lounge

Continuing from the kitchen, this cosy lounge space benefits from double glazed sliding doors opening out to the sunny terrace, where the afternoon sun can be enjoyed.

Terrace

This enclosed sunny terrace is perfect for entertaining, laid mainly with patio, and stone chippings complete this area.

Externally

Externally the property offers a single allocated parking space and coded secure entry doors to the decorated communal areas. A large surf store suitable for all your water sports equipment and outdoor communal shower complete the home.

Leasehold Information

999 year lease faith 998 years remaining.
Service Charge - £2,236.09pa
Ground Rent - £250pa

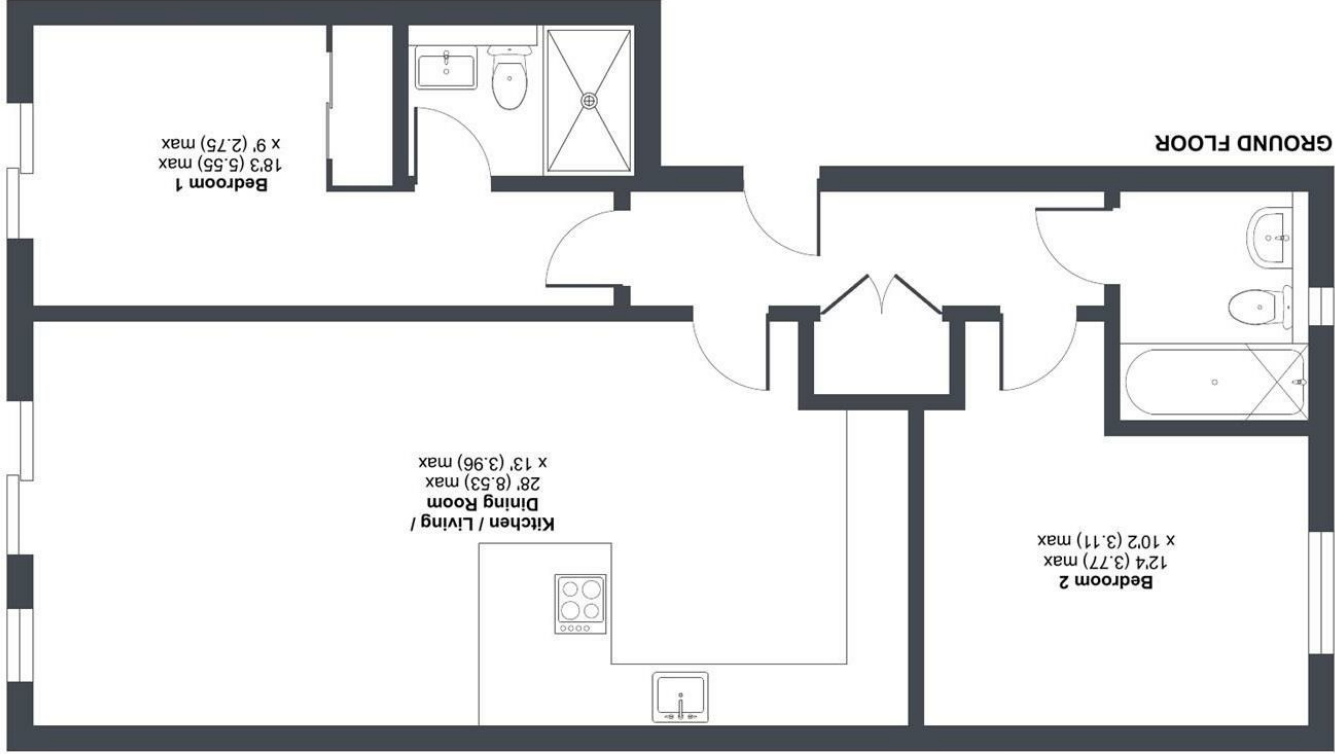
Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Ebbtide, Lewarne Road, Newquay, TR7

Approximate Area = 807 sq ft / 74.9 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 822 sq ft / 76.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1255433

Energy Efficiency Rating		
Current	Potential	
85	85	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		