



7 Island Point, Watergate Road, Newquay, TR7 3NT

david ball
Agencies

Situated above the popular Porth Beach is this CHAIN FREE two bedroom coastal apartment. The versatile accommodation additionally offers a modern open plan living space and a recently refitted shower room. Externally the property offers a communal garden and a allocated parking space. Early viewing is highly recommended.

Guide Price £235,000 Leasehold

Key Features

- Chain Free
- Recently Refitted Shower Room
- Allocated Parking Space
- Communal Gardens
- Two Double Bedrooms
- Modern Open Plan Living Space
- Income Potential
- Early Viewing Highly Recommend

Location

Trevelgue Road is situated overlooking the Porth Valley to the rear and being close to the coastal village of Porth which is approximately two miles from Newquay town centre. The beautiful beach of Porth, and the wildlife-rich Porth Island are within close proximity of the property and some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. There is a bus and rail service to outlying areas and Newquay airport is approximately four miles distance from the beautiful Porth Valley Retreat.

Entrance Porch

Wooden door to the internal entrance hall.

Internal Entrance Hall

Radiator. Electric door entry system. Doors to subsequent accommodation.





Open Plan Living Space

Double glazed patio doors leading to the balcony. Dual aspect double glazed windows. Radiator.

Kitchen - A fitted kitchen with a range of base, wall and drawer units with square edge works surfaces over. Inset one and quarter sink unit with mixer tap. Inset electric oven with four ring gas hob over. Space for a free standing under counter fridge and washing machine. Part tiled walls. Extractor fan.

Bedroom One

Dual aspect double glazed windows. Radiator.

Bedroom Two

Dual aspect double glazed windows. Radiator.

Shower Room

Obscure double glazed window. Walk in shower with main overhead shower and screen. WC with concealed cistern and wash hand basin set within a vanity unit. Heated towel rail. Part tiled walls. Extractor fan.

Externally

The apartment comes with one allocated parking space. Along with a communal gardens for residents to enjoy.

Leasehold

999 year lease commencing in 2004 with 978 years remaining.

Annual Service charge £1680.00 per annum

Ground £50.00 per annum

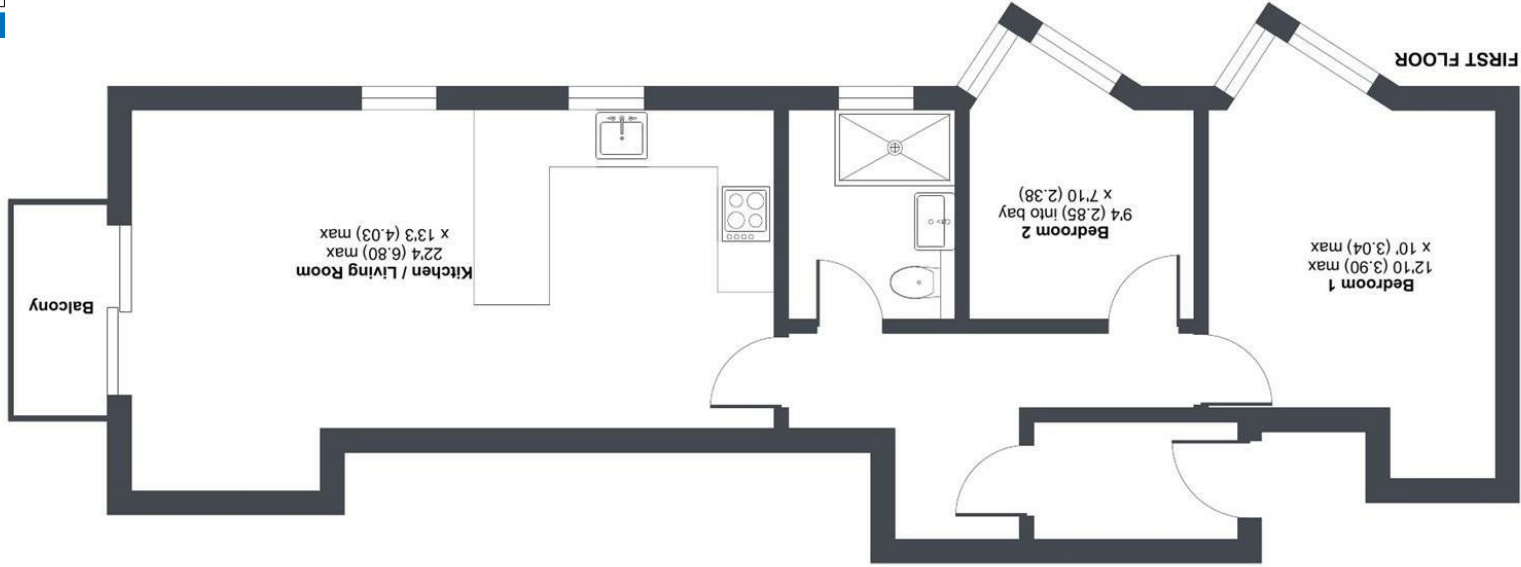
No pets allowed

Holiday letting is permitted



Watergate Road, Porth, Newquay, TR7

Approximate Area = 601 sq ft / 55.8 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). © nchecom 2025. Produced for David Ball Agencies. REF: 1256350

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Energy Efficiency Rating		
Current	Potential	
76	76	
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