

## 62 Arundel Way, Newquay, TR7 3AG



**PRISTINE 4/5 BEDROOM RESIDENCE ON THE LUSTY GLAZE ESTATE A SHORT WALK FROM THE BEACH WITH SEA VIEWS, A LOW MAINTENANCE ENCLOSED REAR GARDEN, QUALITY FITTINGS AND SPACIOUS ACCOMMODATION THROUGHOUT**

- Spacious and immaculate throughout – 2700 sqft
- Sun Lounge & Boot Room
- Large integral garage and spacious driveway
- Immaculately maintained and presented throughout
- 4/5 Double Bedrooms, 2 bathrooms
- Quality kitchen and bathroom fittings
- Sought after coastal location with Sea views
- Large kitchen/diner PLUS dining room
- High Specification and Immaculately presented
- Delightful landscaped and lit low maintenance rear garden

**Price £925,000 Freehold**

62 Arundel Way is a stunning example of a meticulously maintained and presented family home on the ever-popular Lusty Glaze estate, a short stroll from both Porth and Lusty Glaze beaches. Approached via a Palm flanked front pathway or from the generous driveway, the property has a handsome entrance hall or access into a generous boot room with an integral door to the garage (with an electric door) and a range of bespoke cloak cupboards. The reception accommodation is generous with a large dual aspect front facing lounge, a spacious central formal dining room with a delightful garden sunroom opening into the rear garden and a luxury kitchen/diner. The kitchen area features a stone coloured solid wood kitchen complete with breakfast bar, dual-zone wine cooler, Granite worktops, Neff appliances and a Quooker hot tap.

On the upper floor, the property offers a flexible layout that could be an impressive 725sq ft master bedroom suite complete with a spacious master bedroom, a lounge/dressing room and a luxurious en-suite, or indeed 2 separate bedrooms.

The property is superbly appointed in all aspects with quality fittings, quality carpets or Karndean flooring throughout and tasteful decorative finishes.

Externally to the front and side, the property has an open plan lawned corner fronting garden and driveway. The enclosed rear garden is a true gem with a Millboard decked area featuring Brazilian slate paths and seating area, planted low walls with landscape lighting and comprehensive durable Larch fencing for privacy, all set around a pristine shaped lawn. Sit on the patio and listen to the Ocean in complete sheltered privacy.

62 Arundel Way benefits from Sea views over Porth

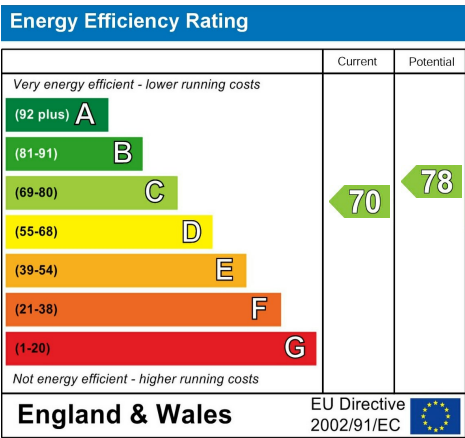
Island and Porth Beach from the driveway, the rear garden and the upstairs rooms, all enhancing the coastal charm and the immediacy of the connection with the rugged North Cornwall coast and beaches just a few hundred Yards distant.

**TENURE**  
Freehold

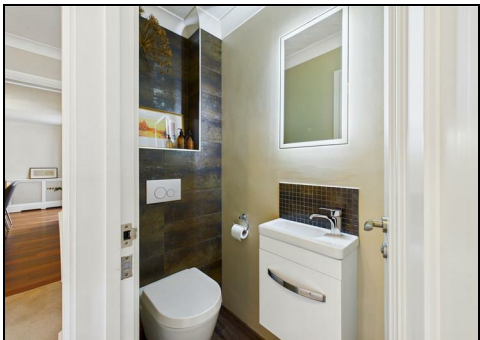
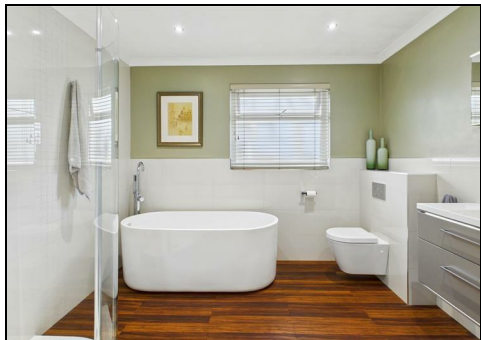
**SERVICES**  
All mains

**COUNCIL TAX**  
Band F

**COMPLETION**  
Summer 2026. Date TBC











# Start & co

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