

BEACHSIDE APARTMENT 3 ROCK



JB ESTATES

EST.  1971

BEACHSIDE APARTMENT 3

Rock, PL27 6FD

Just a pebble's throw from the tidal estuary and Rock's golden sandy beach, this light-filled first floor apartment enjoys sensational estuary views. Completely renovated in 2024, Beachside Apartment 3 is an unrestricted 3-bedroom waterfront apartment with amazing water views and a large estuary-facing balcony that looks straight across the Camel Estuary towards Padstow and the Cornish countryside beyond.

- Large open plan living/kitchen/dining room with full height glazing opening onto a generous estuary-facing balcony.
- Principal ensuite bedroom with estuary views and balcony. Two further ensuite double bedrooms. Separate W/C.
- Ground floor Shower room and Plant room, Snug and Utility/Boot room both with external doors.
- Private parking at the rear of the property.
- Moments from the estuary and Rock beach.
- In all approximately 2,364.8 sq. ft. (219.7 sq. meters) EPC Band C.

Rock Beach 90 yards, Daymer Bay 2.5 miles, Polzeath 2.9 miles, Port Isaac 8 miles, Wadebridge 6.4 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings strictly by appointment

Guide Price: £1,500,000

LEASEHOLD – 199 years from 2009



THE PROPERTY

Situated in a highly desirable position in Rock, just steps from the Camel Estuary and Rock beach, Beachside Apartment 3 is a contemporary 3-bedroom duplex apartment with panoramic estuary views. Newly renovated and arranged across two floors, this very well-presented apartment has spacious open plan living space with a fully fitted kitchen and island unit / breakfast bar, a generous dining area and sitting room all enjoying the incredible estuary views. Glass doors lead out to a large southwest facing balcony perfect for relaxing in the sunshine or entertaining. An additional, small, covered terrace is accessed from the living space.

Enjoy incredible estuary views from the principal en-suite bedroom, which has sliding doors leading out to the sunny decked balcony. Two further double ensuite bedrooms are located on the first floor alongside a WC.

On the ground floor, the entrance is into a utility / boot room with plenty of under stair storage space. Next door, there is a snug with an external door, a shower room and plant room.

THE ACCOMMODATION

GROUND FLOOR: Entrance Hall / utility room | Snug with external door | Shower room | Plant cupboard.

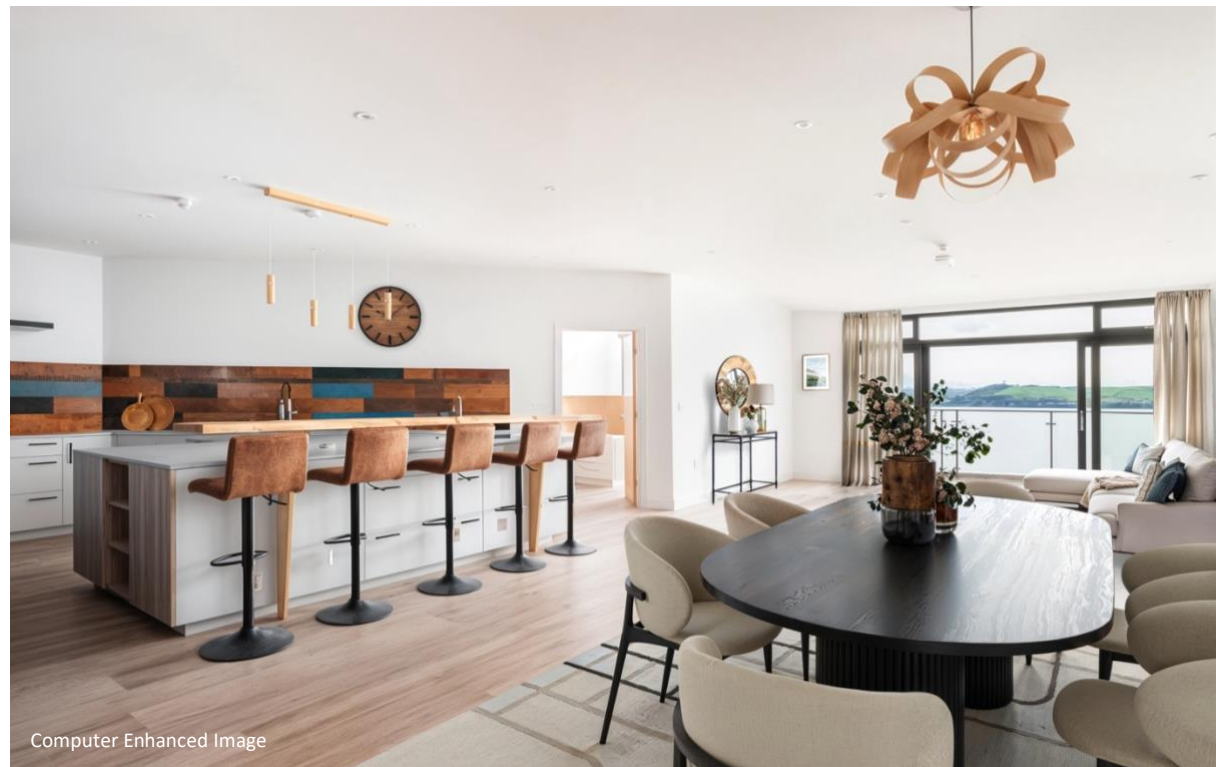
FIRST FLOOR: Open plan living/kitchen/dining room with a large balcony enjoying panoramic views across the estuary and an additional balcony to the side of the property | Principal en-suite bedroom with fitted wardrobes, estuary views & shared access onto the balcony | Two double ensuite bedrooms.

OUTSIDE

Access to Beachside is via a small courtyard to the rear of the property. The apartment enjoys allocated parking for 1 vehicle with external bin storage. Option to secure and additional leased parking space.

SERVICES

Mains water, electricity, and drainage. Zoned underfloor oil-fired heating. Boosted, super-fast FTTP.







LOCATION

Beachside Apartment 3 is located in one of the most sought-after destinations along the north Cornwall coast. Rock, on the Camel Estuary, is renowned for its southerly aspect and abundance of outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic coastal walks along the Southwest Coast Path. An Area of Outstanding Natural Beauty, it boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within an easy stroll of Beachside, there are a wealth of excellent restaurants and pubs including The Mariners Pub, The Upper Deck and Fourboys alongside The Dining Room in Rock with Nathan Outlaw's Restaurants in Port Isaac just a little further afield. The ferry and water taxi offer an enjoyable trip across the estuary to sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The market town of Wadebridge is just five miles away and home to an excellent range of shops and independent restaurants, along with a cinema, tennis club and swimming pool.

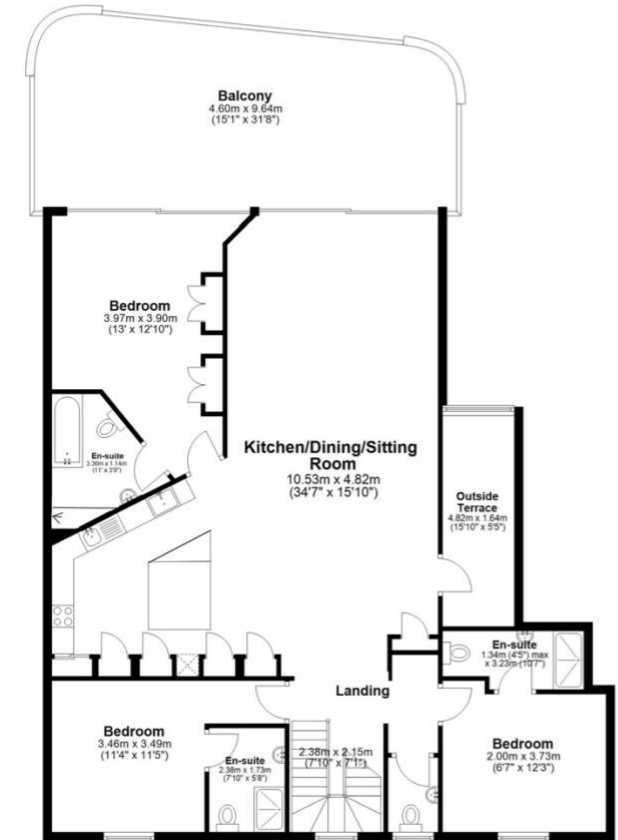


BEACHSIDE APARTMENT 3

Total area: approx. 219.7 sq. metres (2364.8 sq. feet)

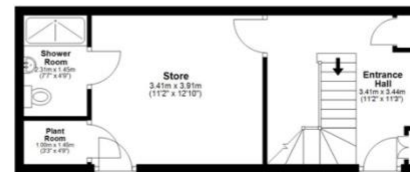
First Floor

Approx. 189.0 sq. metres (2034.8 sq. feet)



Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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