



Flat 3, 77 Queensway
Hayle, TR27 4NL







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This well presented flat is one of four within a granite building just off the centre of Hayle. Being well maintained, the property offers the perfect combination of style, comfort, and convenience. The flat features a welcoming hallway, master bedroom and a second bedroom, ideal for guests, or a home office. There is a shower room and a spacious open plan lounge, kitchen, and dining area, providing a light and airy space perfect for modern living. Residents benefit from a communal entrance hallway and well maintained communal gardens. This flat is in excellent condition throughout, making it an ideal opportunity for a long term let or a first time purchase. Early viewing is highly recommended to fully appreciate the quality and charm on offer.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £189,950

Location

Hayle is a port town in West Cornwall, just over 5 miles from St Ives. It is situated at the mouth of the Hayle River, and boasts a 3 mile stretch of golden sand at the glorious Hayle Beach. This beautiful beach spans from the Hayle Estuary to Gwithian Towans and Godrevy Point, which is famous for it's Lighthouse. It's a haven for wildlife lovers, the Hayley Estuary is managed by the RSPB and regular visitors include curlews, little egrets, oystercatchers, teals and wigeons. Hayle is growing in popularity and with good reason. There is a sandy beach on the doorstep and lots of beach cafes and bars along the coast. It is an amazing location for those who enjoy cycling, walking, surfing, fishing and kayaking. Hayle has excellent transport links with easy access onto the A30 and direct trains to London Paddington.

Accommodation

Communal Entrance with stairs leading to the front door of Number 3.
Hallway

Open Plan Lounge/Kitchen and Dining Room

Bedroom One

Bedroom Two

Shower Room

Outside

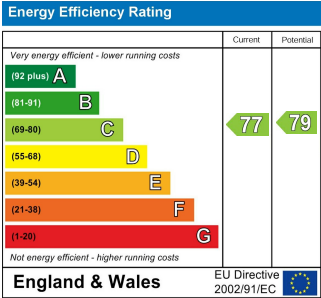
The property has the use of the communal garden that is laid to lawn and patio. There is also an area to store a wheelie bin. Our client advises that each flat helps to maintain the outside space.

Lease Information

Our client has advised that the property is being sold with the remainder of a 999 year lease which commenced in 2014. Our client owns a share of the freehold. Our client advises that each flat currently pays £40 per month as a service charge which covers buildings insurance and the maintenance of the building.

Council Tax Band- A





What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

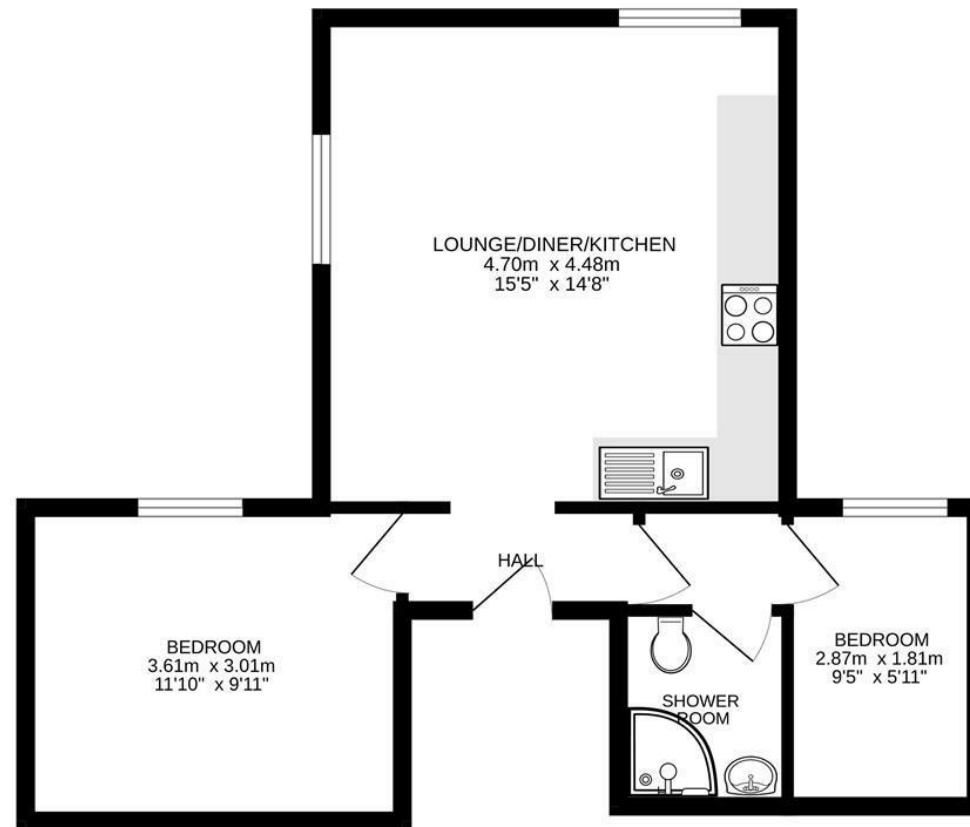
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

