

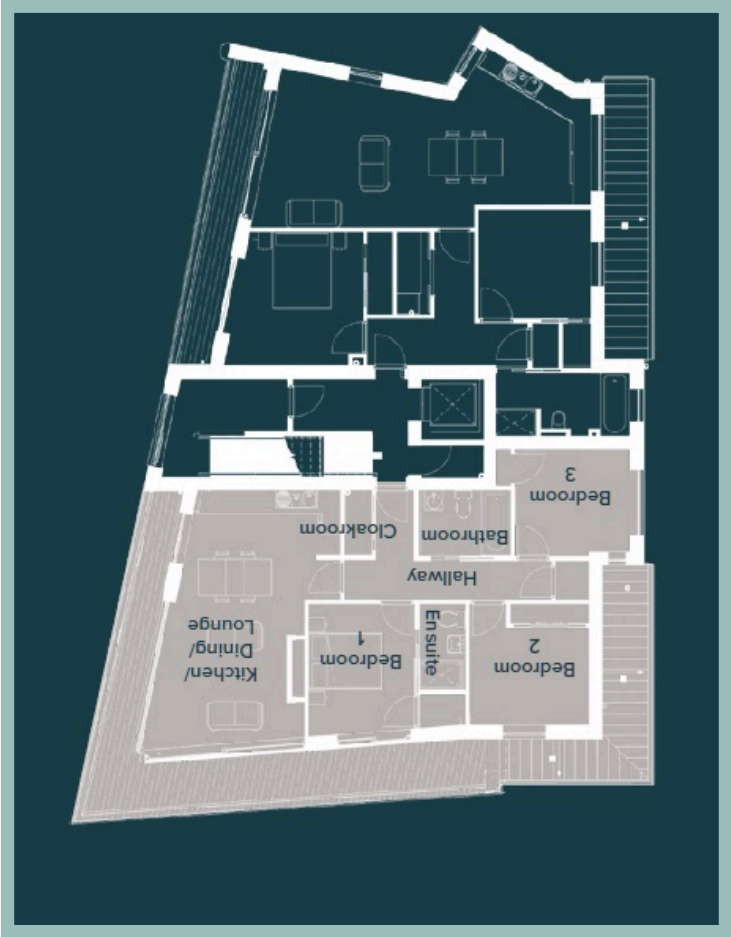
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Apt 3, Tideview Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT

A Stunning Three Bedroom First Floor Apartment With Spacious Balcony Benefitting From Panoramic Coastal Views

Description

The breakers development offers unparalleled luxury and coastal charm, where the serene melody of waves, and far-reaching uninterrupted views accompany your every moment.

Nestled in the picturesque village of Rhos On Sea the Breakers development offers an exquisite blend of modern elegance and endless tranquillity.

Inspired by the iconic Art Deco movement of the 1920’s this penthouse apartment seamlessly blends classic architectural elements with modern comforts to create a truly unique living experience. Each apartment is meticulously crafted by our team of talented architects and designers, with meticulous attention to detail evident in every aspect of the design.

Escape the ordinary and embrace a lifestyle of unparalleled luxury. Whether you seek a serene retreat, a dynamic seaside adventure, or simply a place to call home, this penthouse apartment offers an unrivalled sanctuary by the sea.

Tideview accommodation briefly comprises, hallway, a good-sized lounge/kitchen/diner benefits from a bespoke Moores kitchen with AEG integrated appliances and modern contemporary Silestone worktops with two fully glazed feature walls benefiting from panoramic coastal views from every direction, sliding doors provide access to a spacious

26 m2 wrap around balcony with frameless glass, providing the option for different seating areas, a stunning master

bedroom where you can lie in bed and enjoy the sea views with a sliding door providing access to the wrap around balcony, there is also a spacious contemporary ensuite shower room, a second large double bedroom benefitting from sea views, a smaller double bedroom, a modern contemporary family bathroom with a TV over the bath, a good sized cloakroom for storage and a utility cupboard.

Outside the apartment benefits from one allocated parking space, with a large wrap around balcony and is set within beautifully landscaped grounds with direct access to the beach just across the road, Rhos On Sea village is only a short walk away where you can enjoy all the local amenities, including restaurants, pubs, wine bars, cafes and independent shops.



3 Bedroom
First Floor Apartment

**Apt 3, Tideview
Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT**

£525,000

*Reference Number: RP3843
13/03/25*

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com



3 Bedroom First Floor Apartment

**Apt 3, Tideview
Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT**

£525,000

*Reference Number: RP3843
13/03/25*

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

- ✓ STUNNING THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ BENEFITS FROM A SPACIOUS WRAP AROUND BALCONY
- ✓ PANORAMIC COASTAL VIEWS IN EVERY DIRECTION
- ✓ EXCLUSIVE NEW BUILD DEVELOPMENT WITH HIGH END FINISH THROUGHOUT
- ✓ OFFERS MODERN CONTEMPORARY OPEN PLAN LIVING
- ✓ UNDER FLOOR HEATING THROUGHOUT
- ✓ ONE ALLOCATED OFF ROAD PARKING SPACE
- ✓ MODERN KITCHEN WITH INTEGRATED AEG APPLIANCES

Lounge/Kitchen/Diner

6.73m max x 4.16 max (22'1" x 13'8")

Master Bedroom

3.44m max x 2.80 max (11' 3' x 9'2")

Ensuite

2.15m x 1.32m (7'1" x 4'4")

Wardrobe

1.41m x 0.89m (4'7" x 2' 11")

Bedroom Two

3.25m x 3.14m (10'8" x 10'4")

Bedroom Three

3.14m x 2.92m (10'4" x 9'7")

Wardrobe

1.01m x 0.42m (3'4" x 1' 5")

Utility Cupboard

1.19m x 0.91m (3'11" x 3')

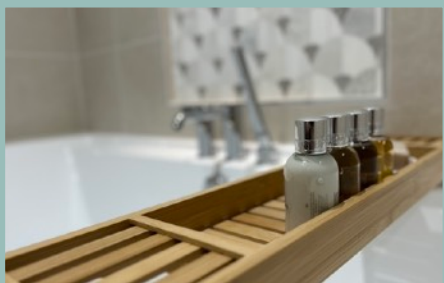
Bathroom

2.56m x 1.91m (8'5" x 6' 3")

Cloakroom

1.57m x 0.67m (5'2" x 2' 3")

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the Breakers Apartments can be found on the left hand side.

NB Apartment is Leasehold on a 999 year lease
Service charge £150 pcm which covers communal area clean/maintenance inc lift, buildings insurance

Council Tax Band: "TBC" (provided on [voa.gov.uk](https://www.voa.gov.uk))
Energy Performance Rating Band TBC

3 Bedroom
First Floor Apartment

**Apt 3, Tideview
Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT**

£525,000
*Reference Number: RP3843
13/03/25*

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing
By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com