

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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Apt 1, Seaspray Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT



A Stunning Three Bedroom Ground Floor Apartment Benefitting From Panoramic Coastal Views With A Large Garden

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.

Seaspray accommodation briefly comprises, hallway, Spacious lounge/kitchen/diner which 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 with access onto the private landscaped garden, a

stunning master bedroom with sea views, there is also a spacious contemporary ensuite shower room, a second double bedroom

with sea views with access to the garden, a smaller double bedroom, a modern spacious contemporary family bathroom with separate bath with TV above and a large shower, a good sized cloakroom for storage and further utility cupboard.

Outside the apartment benefits from two allocated parking spaces and is set within beautifully landscaped grounds with a flagged patio area which runs around the property with access to a large area laid to lawn 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
Ground Floor
Apartment

Apt 1, Seaspray
Breakers
57 Marine Drive
Rhos on Sea
LL28 4HT

£525,000

Reference Number: RP3841
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:rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





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- ✓ STUNNING THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ BENEFITS FROM A LARGE LANDSCAPED GARDEN
- ✓ FAR REACHING PANORAMIC COASTAL VIEWS
- ✓ EXCLUSIVE NEW BUILD DEVELOPMENT WITH HIGH END FINISH THROUGHOUT
- ✓ OFFERS MODERN CONTEMPORARY OPEN PLAN LIVING
- ✓ UNDER FLOOR HEATING THROUGHOUT
- ✓ TWO ALLOCATED OFF ROAD PARKING SPACES
- ✓ MODERN KITCHEN WITH INTEGRATED AEG APPLIANCES

Utility Cupboard

1.53m x 0.61m (5' x 2")

Lounge/Kitchen/Diner

8.16m max x 4.18 max (26'9" x 13'8")

Master Bedroom

4.29m x 4.29 (14' 1" x 14'1")

Ensuite

2.39m x 1.55m (7'10" x 5'1")

Bedroom Two

4.59m max x 3.65m (15'1" x 12')

Bedroom Three

2.42m x 2.37m (7'11" x 7'9")

Bathroom

3.02m max x 2.83m max (9'11" x 9'3")

Cloakroom

1.64m x 0.9m (5'5" x 3')

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)
Energy Performance Rating Band TBC

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