

"Estate Agency is evolving...evolve with us"



14 Ocean Heights Edgcumbe Gardens, Newquay TR7 2FR

£369,950

AN IMPRESSIVE THREE-STOREY, THREE-BEDROOM TOWN HOUSE MOMENTS FROM TOLCARNE BEACH AND JUST A SHORT STROLL FROM NEWQUAY TOWN CENTRE, THIS EXCEPTIONAL MODERN HOME OFFERS SPACIOUS AND FLEXIBLE LIVING ACROSS THREE LEVELS. FEATURING THREE GENEROUS DOUBLE BEDROOMS, OPEN-PLAN LIVING SPACES, A LOW-MAINTENANCE ENCLOSED REAR GARDEN, AND PRIVATE DRIVEWAY PARKING.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE DOUBLE BEDROOM, THREE STOREY FAMILY HOME
- STYLISH, CONTEMPORARY ACCOMMODATION
- PRESENTED TO A SUPERB HIGH STANDARD INSIDE AND OUT
- LOW MAINTENANCE, FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- IDEAL AS A BRILLIANT FAMILY HOME OR BOLT HOLE BY THE SEA
- JUST MOMENTS FROM TOLCARNE BEACH

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Fourteen Ocean Heights — a beautifully designed and spacious three-storey townhouse offering modern coastal living at its best. With three generous double bedrooms and an elegant, contemporary style, this home sits just a short stroll from the cliff tops above Tolcarne Beach and the South West Coast Path. Quietly positioned on a peaceful side street near the edge of Newquay's town centre, the location combines tranquillity with convenience — shops, cafés, bars, and the scenic Trenance Boating Lake and Gardens are all within walking distance, offering green open spaces, a popular café, tennis courts, and one of Newquay's leisure centres.

Built in 2016 by Burrington Estates, the property retains the remainder of its 10-year Premier Structural Warranty, ensuring peace of mind for its new owners. Inside, a welcoming entrance hallway leads to a bright, open-plan ground floor designed for modern living. The stylish front-facing kitchen flows seamlessly into spacious dining and living areas, all filled with natural light. Patio doors open to the rear garden, creating a smooth connection between indoor and outdoor spaces — perfect for entertaining or relaxing on sunny afternoons. The high-gloss fitted kitchen comes equipped with integrated appliances and space for a washing machine complemented by a ground-floor cloakroom and useful under-stairs storage.

On the first floor, there are two comfortable double bedrooms — the front-facing room enjoys all day sunshine and the rear bedroom is equally well presented. A modern family bathroom features a corner bath with shower over, and there's a convenient linen cupboard providing additional storage.

The entire top floor is dedicated to an impressive main bedroom suite, complete with plenty of built-in storage, a dressing area and a sleek en suite shower room with eaves storage. The loft is boarded and offers plenty of useful storage.

Throughout, the property is finished to an exceptional standard, featuring solid oak doors, practical laminate flooring, and soft, high-quality carpets. Bright, neutral décor and large windows enhance the home's spacious, airy feel, while gas central heating powered by a combination boiler keeps it comfortable year-round.

Externally, there's private driveway parking for two cars at the front. The rear garden is attractively landscaped for low maintenance, with a patio area ideal for outdoor dining and relaxation. A useful garden store provides space for bikes, surfboards, and beach equipment.

Number Fourteen Ocean Heights perfectly balances style, space, and location — an exceptional modern coastal home just moments from the sea. Whether you're seeking a permanent seaside residence, a relaxing holiday retreat, or a high-performing investment property, this superb townhouse captures the essence of contemporary coastal living in one of Newquay's most desirable settings.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen
3.48m x 2.08m (11'5 x 6'10)

.

Lounge Diner
5.64m x 3.18m (18'6 x 10'5)

.

Cloakroom
1.50m x 0.84m (4'11 x 2'9)

.

Bedroom 2
4.52m x 3.15m (14'10 x 10'4)

.

Bedroom 3
3.23m x 3.15m (10'7 x 10'4)

.

Bathroom
3.15m x 1.09m (10'4 x 3'7)

.

Bedroom 1
3.23m x 3.20m (10'7 x 10'6)

.

En Suite
3.18m x 1.35m (10'5 x 4'5)

.

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.