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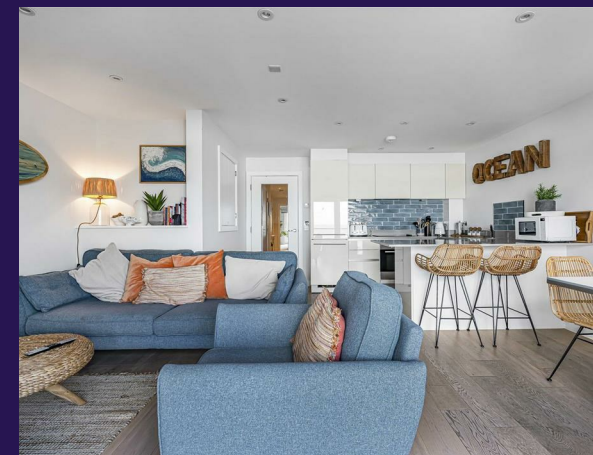
3 Fistril Beach Apartments, 13 Esplanade Road, Newquay, TR7
455

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David Ball Luxury Collection are delighted to offer for sale this 838 sqft coastal two double bedroom apartment enjoying uninterrupted views over the stunning world famous Fistral Beach. The apartment uniquely offers a private balcony along with a private courtyard style garden.

Guide Price £550,000 Leasehold - Share of Freehold Key Features

- Coastal Apartment
- Successful Holiday Let
- Private Courtyard Garden
- Allocated Parking
- Within 325m of the Gannel Estuary
- Uninterrupted Sea Views
- Contemporary Open Plan Living Space
- Private Balcony
- Two Bedrooms - Principal En-Suite
- Within 125m of Fistral Beach





The Property

The Fistral Beach Apartments occupy a prominent position along the highly sought-after Esplanade Road on the Pentire Peninsula. This superb first-floor apartment provides an ideal coastal retreat, equally suited as a luxurious home-from-home or a high-performing holiday let investment. The current owners have maintained the property to an excellent standard, and it has been successfully operated as a thriving holiday home.

The accommodation centres around a bright and spacious open-plan living area, designed to maximise the stunning coastal outlook. Sliding doors lead directly onto the private balcony to enjoy an undoubtedly impressive vantage point to relax, dine and watch the waves roll in at the world-famous Fistral Beach. The contemporary kitchen features sleek high-gloss white units, a range of integrated appliances complimented by quartz stone worktops and completed by a stylish breakfast bar.

The principal bedroom benefits from a modern en-suite shower room and direct access to the private courtyard. A second bedroom and a well-appointed family bathroom complete the internal accommodation.

Externally

Apartment Three benefits from a lockable surf store and allocated parking. Uniquely within this boutique development this apartment also offers a secluded courtyard, accessed from the principal bedroom, set up currently as a low-maintenance and private outdoor space.

Location

Set along the highly sought-after Esplanade Road in Newquay, this apartment enjoys one of Cornwall's most coveted coastal positions. Just moments from the iconic Fistral Beach, the property sits approximately 125m from the shoreline, offering effortless access to world-class surfing and golden sands.

Following on from Esplanade Road the scenic coastal path leads directly toward the dramatic Pentire Headland, celebrated for its sweeping ocean views and rugged cliffscapes only 1,500 meters away. To the south, the tranquil Gannel Estuary is also extremely close by, lying around 325m from the apartment. This tidal creek is a haven for wildlife, paddleboarding, and waterside walks.

Food lovers are perfectly placed here too. Just a short walk from the apartment on the South side of Fistral Beach is the much-loved SeaSpray Café, a relaxed, family-run spot perched in the cliff face, just above the sands, known for its stunning sea views, laid-back surf vibe, and excellent brunch options. At North Fistral, you'll find both the locally owned Fish House Fistral, a highly praised seafood restaurant known for fresh ingredients superbly cooked with stunning beach views. Adam Handling's Michelin-starred Ugly Butterfly, where refined, modern British dining meets panoramic ocean vistas inside the historic and famous Headland Hotel.

Leasehold Information

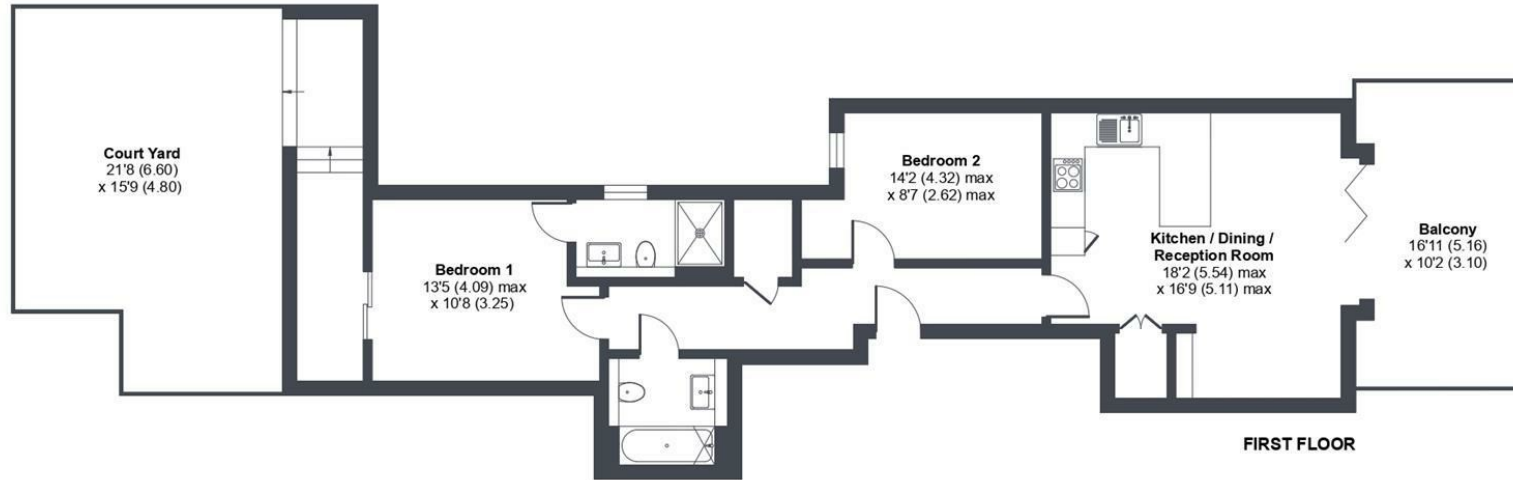
Awaiting from vendor



Esplanade Road, Newquay, TR7

Approximate Area = 838 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for David Ball Agencies. REF: 626960

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

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