

Flat A, 13 Frobisher Terrace, Falmouth

Guide Price £295,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Beautifully Presented Two Bedroom Ground Floor Garden Apartment
- Exceptional Panoramic Views Across Falmouth Harbour, River and Surrounding Countryside
- Highly Sought-After Frobisher Terrace Location
- Spacious Open-Plan Kitchen, Sitting and Dining Area
- Principal Bedroom With Stylish En-Suite Shower Room
- Contemporary Kitchen With White Goods Included
- Raised Composite Decked Sun Terrace and Attractive Front Garden
- Additional Private Rear Courtyard With Access Onto Langton Terrace
- Share of Freehold, Long Lease and No Onward Chain

AGENTS NOTE

Offered for sale with no onward chain, situated within a designated Conservation Area. Viewings strictly by appointment only with Heather & Lay Estate Agents, 3 Church Street, Falmouth TR11 3DN.

TENURE: Share of Freehold, with approximately 972 years remaining on the lease (original 999-year lease commencing 27 January 1999).

SERVICE CHARGE: £30 per calendar month, currently contributing towards the building insurance (£360 per annum).

COUNCIL TAX: Band B, please contact local authorities Cornwall Council for further information and pricing.



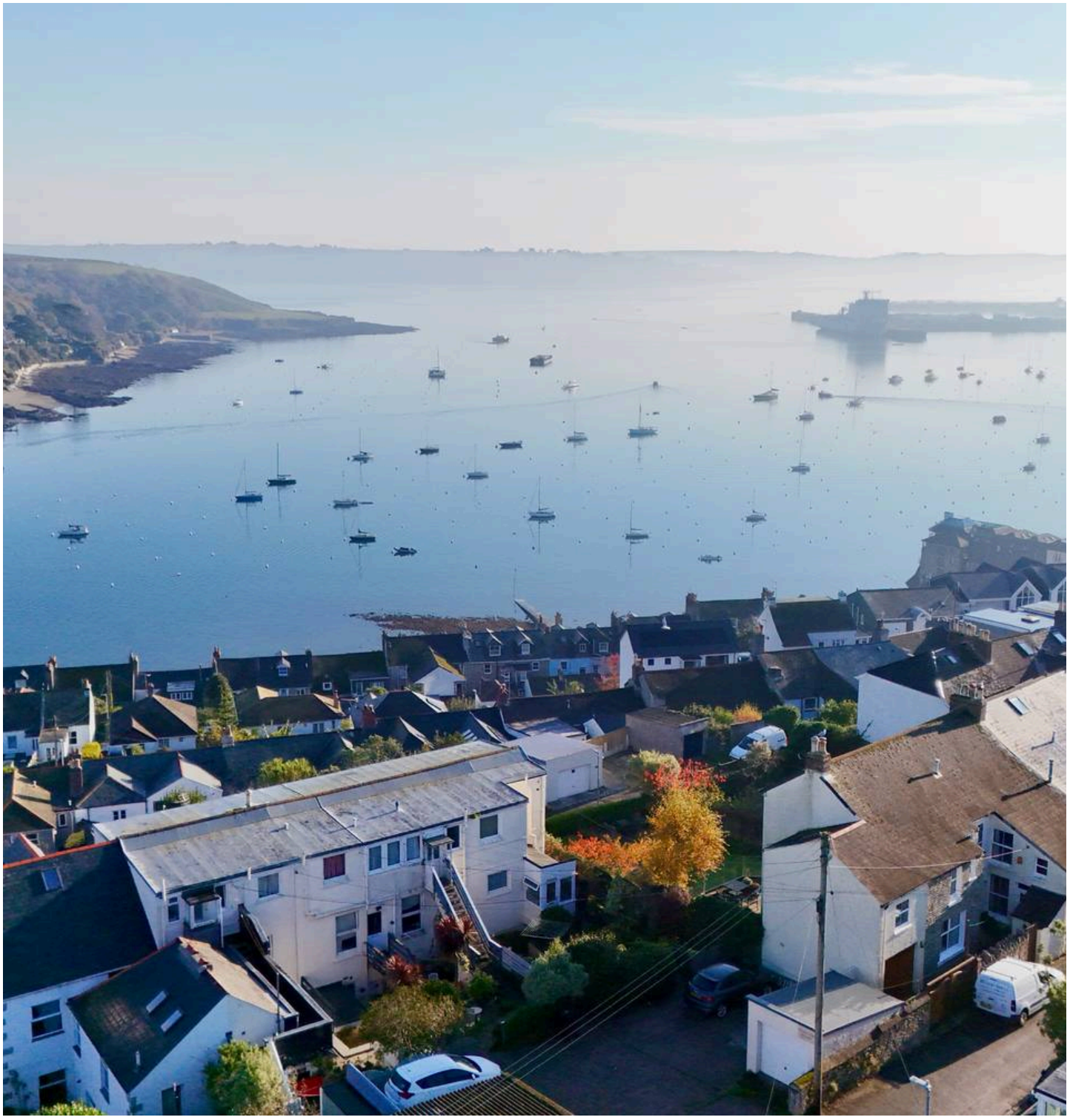
THE PROPERTY

An attractive and beautifully presented two-bedroom ground floor garden apartment, enjoying an elevated position on the ever-popular Frobisher Terrace, with magnificent panoramic views across Falmouth Harbour, the river and surrounding countryside. The position is undoubtedly one of the property's greatest attractions, with the wonderful outlook providing a stunning backdrop to the main living accommodation. The apartment has been tastefully presented throughout, offering a modern and well-planned layout which combines comfortable living with the appeal of a coastal setting.

The heart of the home is the generous open-plan sitting, dining and kitchen area, a particularly light and welcoming space arranged to make the most of the far-reaching views. The contemporary fitted kitchen offers a good range of modern units, work surfaces and storage, with white goods included, and flows naturally into the sitting and dining area. Large windows and the outlook beyond create a lovely sense of space, making this an ideal room for everyday living as well as entertaining. There are two bedrooms, with the principal bedroom enjoying the added benefit of a stylish en-suite shower room. The second bedroom is a versatile space, with generous built-in wardrobes providing excellent storage and flexibility for use as a guest bedroom, home office or nursery. The accommodation is completed by a further modern bathroom/shower room. The property offers an appealing combination of modern presentation, manageable accommodation and private outside space, making it an excellent choice for those seeking a permanent home, a coastal bolthole or an investment opportunity within this popular university and maritime town.

Offered for sale with no onward chain, this is a particularly appealing opportunity to acquire a well-positioned apartment where the views and outside spaces are a real highlight.





LOCATION

Frobisher Terrace is a highly regarded and popular residential terrace, occupying an elevated position above Falmouth Harbour and Greenbank Quay. The setting is particularly appealing, with magnificent views across the water towards Flushing, the Penryn River, Carrick Roads and the surrounding countryside and coastline.

The location offers an excellent balance of coastal living and convenience, with Falmouth's vibrant town centre within comfortable walking distance. The town is renowned for its eclectic mix of independent shops, boutiques, galleries, cafés, restaurants and traditional public houses, together with a number of popular waterside establishments. The nearby Greenbank waterfront is a particularly attractive part of town, with its maritime atmosphere and choice of places to eat and drink.

For those who enjoy the outdoors, the beautiful beaches of Gyllyngvase and Swanpool are within easy reach, along with access to the renowned South West Coast Path, offering some spectacular coastal walks. Falmouth is also well known for its sailing and watersports, boasting one of the finest natural harbours in the world and an active maritime community.

The town has a thriving year-round population, supported by Falmouth University, Falmouth Marine School and the busy docks, alongside its established tourism and leisure industries. There are two railway stations within the town, Falmouth Town and Penmere, providing regular connections to Truro and the mainline railway network, with onward services to Exeter and London Paddington. Road and bus connections also provide access throughout the surrounding area.

Falmouth continues to be one of Cornwall's most desirable coastal towns, offering an appealing combination of maritime heritage, beautiful beaches, independent character











GARDEN

OUTSIDE SPACE A particularly appealing feature of the property is the provision of private outside space to both the front and rear. To the front, a raised contemporary composite decked terrace provides an excellent space for outdoor dining, entertaining or simply sitting back and enjoying the wonderful surroundings. With ample room for a table and chairs, this is a lovely spot to make the most of the elevated position, with far-reaching views across the river, harbour and countryside beyond. The adjoining garden is attractively stocked with a variety of established plants and shrubs, adding further interest and colour. To the rear, the property benefits from a private, low-maintenance gravel courtyard, providing a useful additional outdoor area with rear access steps leading up to Langton Terrace. This offers practical access to the rear of the building and further space for storage.

PARKING

Residential on-road parking is available in the immediate vicinity, with spaces regularly available along Frobisher Terrace to the front and Langton Terrace to the rear of the property. In addition, a private parking space situated to the rear of the building is available by separate negotiation. Please enquire for further information.















TOTAL: 53 m2
Ground floor: 53 m2
EXCLUDED AREAS: BAY WINDOW: 0 m2, WALLS: 6 m2

PROUD GUILD MEMBER
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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