1 SPINNAKERS, VALLEY ROAD

Carbis Bay, St. Ives, TR26 2QS

Price: £385,000

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A super three-bedroom ground floor apartment situated on the highly sought-after seaward side of Carbis Bay within a well-regarded modern development. Offering spacious and versatile accommodation, including a principal bedroom with en-suite, this attractive property benefits from off-road parking, a private decked seating area, and glimpses of the sea. Having previously been successfully utilised as a main residence, long-term rental, and holiday let, the apartment presents an excellent opportunity for a variety of purchasers seeking a coastal home, investment, or holiday retreat.









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LOCATION

The property is situated on the highly sought-after seaward side of Carbis Bay within a well-regarded modern development. Renowned for its stunning coastline and beautiful sandy beach, Carbis Bay offers an enviable coastal lifestyle with the award-winning beach just a short walk away. The picturesque harbour town of St Ives is also within walking distance, offering an excellent selection of independent shops, galleries, restaurants, cafés, and leisure facilities. The area is well served by local amenities and transport links, including the scenic branch line connecting Carbis Bay and St Ives with the wider rail network.

ACCOMMODATION

Upon entering the building via the well-maintained communal hallway, a private front door opens into a welcoming entrance hall, providing access to all rooms within the apartment.

ACCOMMODATION

The first bedroom is a comfortable double room positioned to the rear of the property, enjoying a pleasant outlook and offering ample space for furnishings, along with convenient power points. Opposite, a useful storage cupboard provides valuable additional space for household essentials.

ACCOMMODATION

Bedroom Two is another well-proportioned double room featuring a side aspect window, built-in wardrobes with both hanging rails and shelving, power points, and independent thermostat controls for added comfort.

ACCOMMODATION

The main bathroom is generously sized and finished to an excellent standard, with fully tiled walls and flooring. It comprises a modern enclosed WC, wall-mounted ceramic wash hand basin, heated towel rail, and a panelled bath with mains-fed shower over. A side window provides natural light and ventilation.

ACCOMMODATION

A particularly practical addition is the separate utility room,

offering plumbing for a washing machine, worktop space, storage cupboards, and power points, helping to keep the main living areas clutter-free.

ACCOMMODATION

The principal bedroom is an impressive and spacious room enjoying sea glimpses from the front-facing window. It benefits from ample wardrobe space and power points, while the well-appointed en-suite shower room features fully tiled walls and flooring, a wall-mounted ceramic wash hand basin, enclosed WC, heated towel rail, and a large walk-in shower enclosure with mains-fed shower.

ACCOMMODATION

The heart of the home is the superb open-plan living, dining, and kitchen area. The kitchen is fitted with a comprehensive range of eye and base-level units complemented by granite work surfaces and tiled flooring. Integrated appliances include a microwave, oven, five-ring gas hob with extractor above, fridge, freezer, dishwasher, and there are ample power points throughout.

ACCOMMODATION

The living and dining area provides a bright and sociable space with plenty of room for substantial seating and dining furniture. Double-glazed sliding doors open directly onto the front decked terrace, creating a seamless connection between indoor and outdoor living while making the most of the property's attractive sea glimpses.

ACCOMMODATION

Externally, the property benefits from an allocated parking space and a private decked frontage, offering an ideal spot to sit and enjoy the coastal outlook and glimpses of the sea.

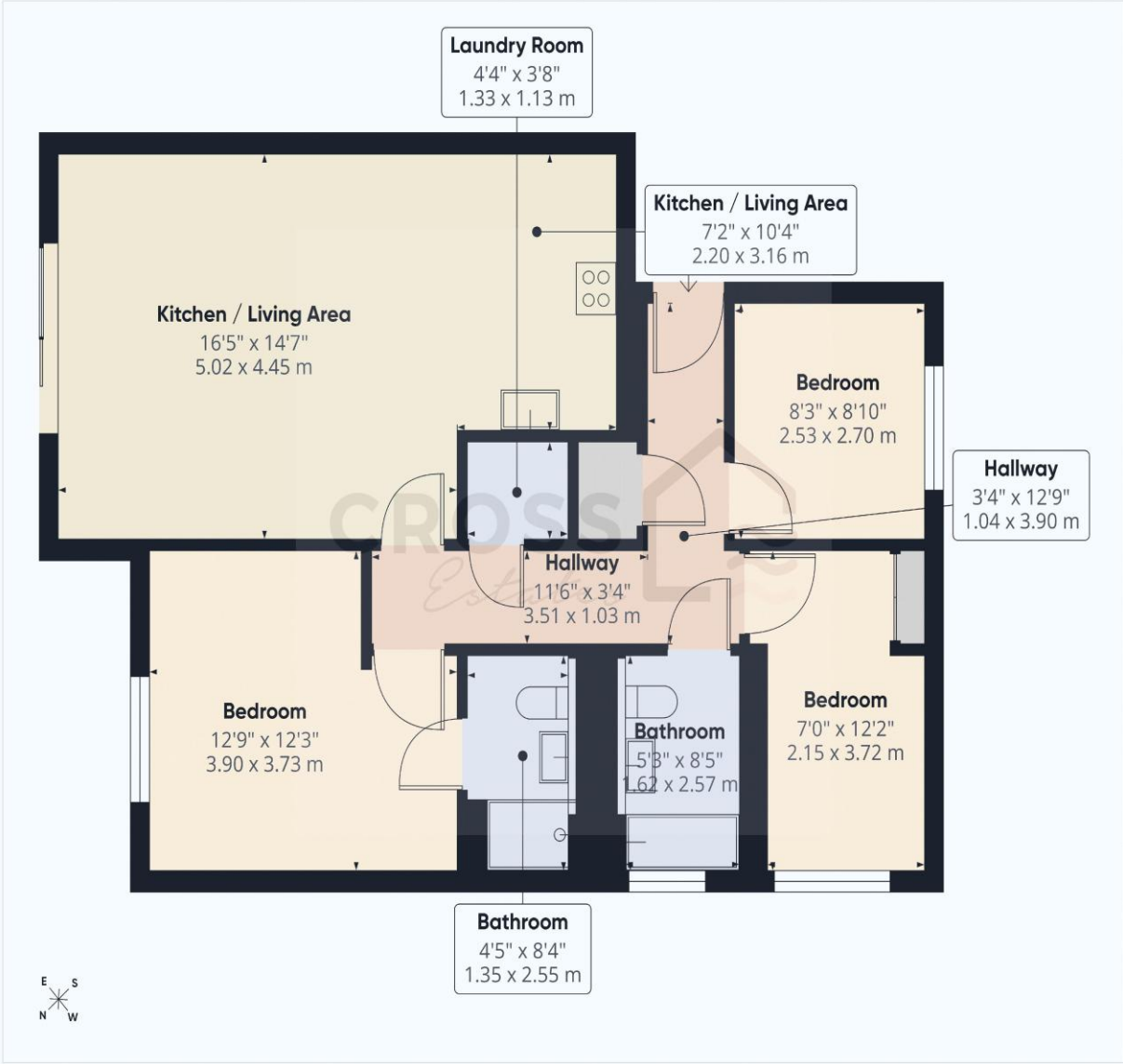
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Leasehold Lease length: 980 years remaining (999 years from 2007) Service charge: £1850/year Shared ownership: 25% owned Council tax band: E EPC rating: C ## The building Semi-detached flat, standard construction Accessibility adaptations: Level access ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone ok, Three good, EE good Parking: Allocated Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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