

## The Sea House, Janes Court, The Packet Quays

Guide Price £375,000 Leasehold

Occupying a prime waterfront position at the end of Packet Quays, this property boasts stunning river views from the living area, kitchen, and main bedroom. Additional highlights include a waterside balcony, level courtyard access, and a garage with electrics and plumbing. Offered with no onward chain and vacant possession.

**Heather & Lay**  
*The local property experts*



## THE LOCATION

So much of what makes Falmouth one of the UK's most desirable coastal towns is right on the doorstep at Janes Court. Just moments from the waterfront and Falmouth's charming High Street, with its independent shops, galleries, and eateries, residents are also within easy reach of popular local venues such as The Boathouse, Star & Garter, the prestigious Royal Cornwall Yacht Club, and the Greenbank Hotel, while the town's marina is just a 15-minute walk away. Falmouth offers a vibrant and eclectic mix of restaurants, national retailers, and artisan boutiques, along with a rich cultural scene showcased in its many galleries. The seafront and sandy beaches on the town's southern side are just a mile away, along with Pendennis Castle and spectacular coastal walks along the South West Coast Path. Excellent transport links include nearby train stations at Falmouth Town and Penmere Halt, connecting to the mainline at Truro for Exeter and London Paddington. The town benefits from a thriving year-round community supported by key institutions such as Falmouth Docks, Falmouth University, and the Falmouth Marine School, known for its marine engineering and environmental science programs. Education options are strong, with several local primary and secondary schools, and highly regarded independent schools in nearby Truro. As home to the world's third-largest natural harbour, Falmouth is famed for its world-class sailing and boating opportunities, helping it consistently rank among the top ten places to live in the UK.

- A Special Level Access Waterfront Apartment
- All Living Areas & Bedrooms Offering Waters Views
- Balcony Terrace For Seating & Overlooking The Water
- Requiring Updating Throughout
- Double Glazing & Gas Central Heating
- Garage With Electricity
- Steps Or Walkway Leading Up to The Town
- Communal Gardens, Slip Way Access & Beach At Low Tide
- Fantastic Home Or Investment Opportunity

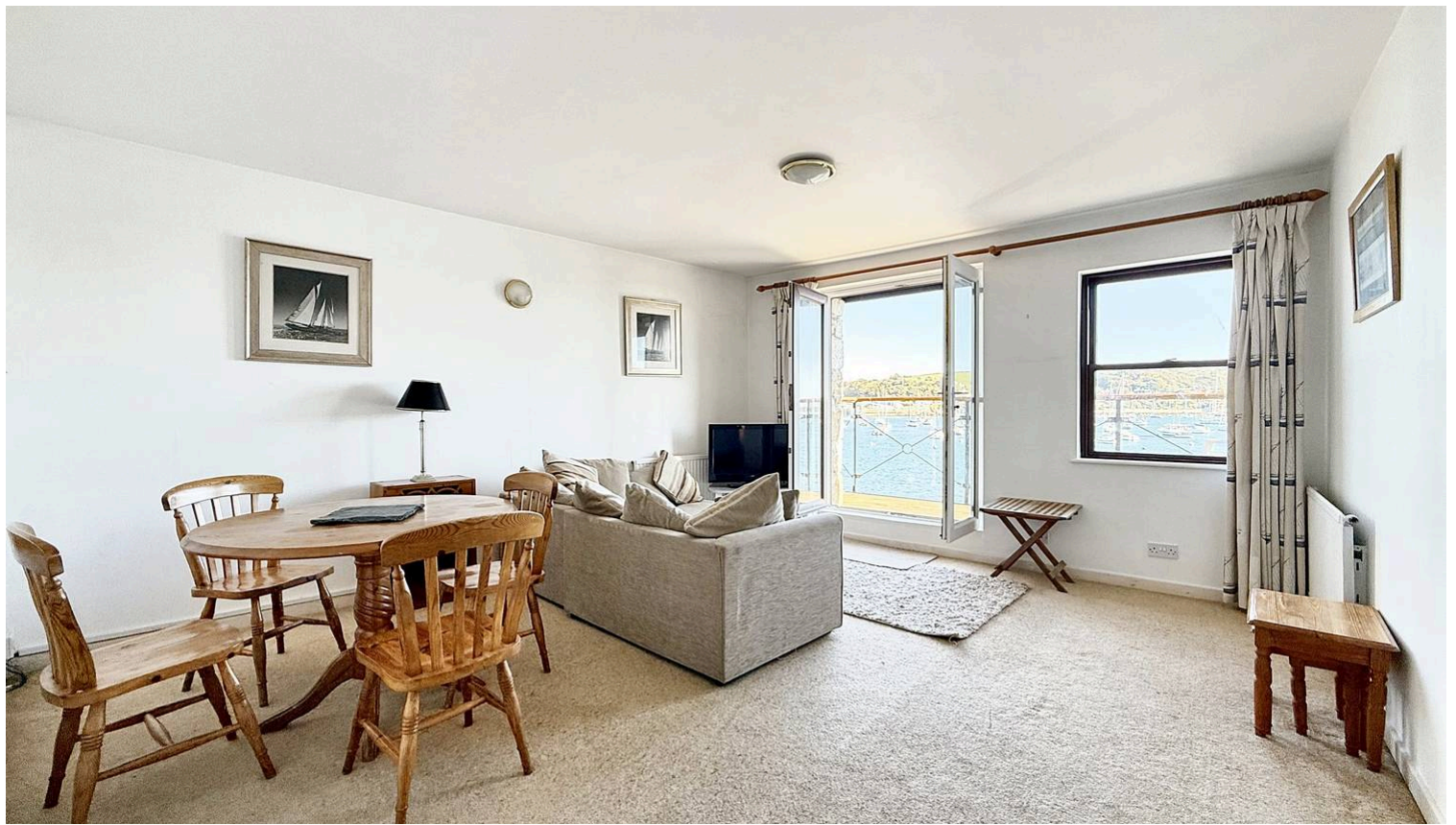
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services: Mains electricity, water & drainage.



## THE PROPERTY

We love Janes Court, being the first and original phase of the acclaimed Packet Quays waterside development located between the Royal Cornwall Yacht Club and Falmouth's bustling High Street. This charming waterfront apartment offers level access from a cobbled courtyard and occupies a prime corner spot with magnificent river views across to Flushing, the harbour, and the Roseland Peninsula. Converted from 18th-century stone buildings, the apartment blends character with comfort and features an open-plan living and dining area with French doors to a private balcony, a fitted kitchen with river views and scope for updating, and two double bedrooms with fitted wardrobes; the main enjoying direct water views and the second featuring a Juliet balcony overlooking the slipway and beach. There is ample built-in storage, a modern gas boiler, an airing cupboard housing the immersion tank, and a good-sized single garage just a short walk away. Residents enjoy access to communal waterside gardens, a slipway, and dinghy store, with the ancient granite Barracks Ope steps providing a direct route to the High Street. Successfully let as a long-term rental for over 20 years, this rare waterside apartment offers the perfect main home, holiday retreat, or investment opportunity in one of Falmouth's most desirable historic settings.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Level access is provided from the courtyard via a glazed door, leading into the communal hallway where Apartment 1 is located. A staircase rises from the hallway to the first-floor apartments. Solid wooden door entering into....

### ENTRANCE HALLWAY

To one side, sliding wooden panel doors reveal a neatly concealed storage area, complete with a hanging rail, ideal for coats, shoes, and everyday essentials, while a modern electric fuse box is discreetly tucked away above the shelving.

### ENTRANCE HALLWAY Cont'd

Just beyond, a generously sized understairs cupboard provides even more practical storage, perfect for tucking away larger items and keeping the living space clutter-free.

### SITTING/DINING ROOM

Stepping into the expansive living and dining area, you're instantly greeted by breathtaking water views that set a tranquil tone and elevate the sense of space and light. The interior flows effortlessly, with a thoughtful layout enhancing both appeal and functionality. French double-glazed doors and a window with captivating water views, flooding the space with natural light. These openings perfectly showcase the ever-changing panorama across to Flushing, where rolling countryside meets the sparkling water. From this vantage point, you can enjoy a front-row seat to the lively boating activity, with yachts, ferries, and sailboats gliding by, bringing a constant sense of movement and charm to this idyllic coastal setting. TV aerial and BT Openreach connections. Three older style radiators and an electric storage heater.

### BALCONY

Stepping out onto the balcony, you're instantly struck by the remarkable closeness to the water, creating a true sense of connection with the river and the natural beauty that surrounds it. The panoramic views stretch across to Flushing and over Falmouth's picturesque harbour, offering a constantly changing backdrop of boats, tides, and activity. It's the kind of spot where you could quite literally cast a fishing line from the balcony, with birds and marine wildlife providing a peaceful surrounding. The balcony itself is thoughtfully designed, featuring a glass balustrade with wooden handrails that preserve the uninterrupted views, while the decking offers ample space for seating, ideal for enjoying a quiet morning coffee or breakfast as you watch the water come to life.





#### **INNER HALLWAY**

Opening from the sitting room with doors providing access to the kitchen, two bedrooms and the bathroom. Radiator.

#### **KITCHEN**

A double glazed window with similar water views as the living area.

Requiring updating and possibly a new design with space for an undercounter fridge, dishwasher and a good level of wall and base units. Sink with mixer tap, tiling splashback and over with electric hob and extractor above.

Undercounter recently fitted gas boiler with a cupboard housing the electric immersion tank.

#### **BEDROOM ONE**

Facing the water with a large double glazed window opening into the room and enabling you to look out onto the river. Views similar as the living space overlooking the Harbour, Flushing and countryside beyond. Double in size with two sets of double doors for wardrobe storage. Radiator.

#### **BEDROOM TWO**

Another generously sized double bedroom, this inviting space features built-in wardrobes that offer ample storage. French double-glazed doors open onto a Juliet balcony with a glass balustrade and delightful outlook over the slipway, beach once revealed in full at low tide and extending to river views beyond.

Whether catching the morning light or enjoying the tranquil waterside setting, this room combines comfort with a picturesque coastal ambiance. Radiator.

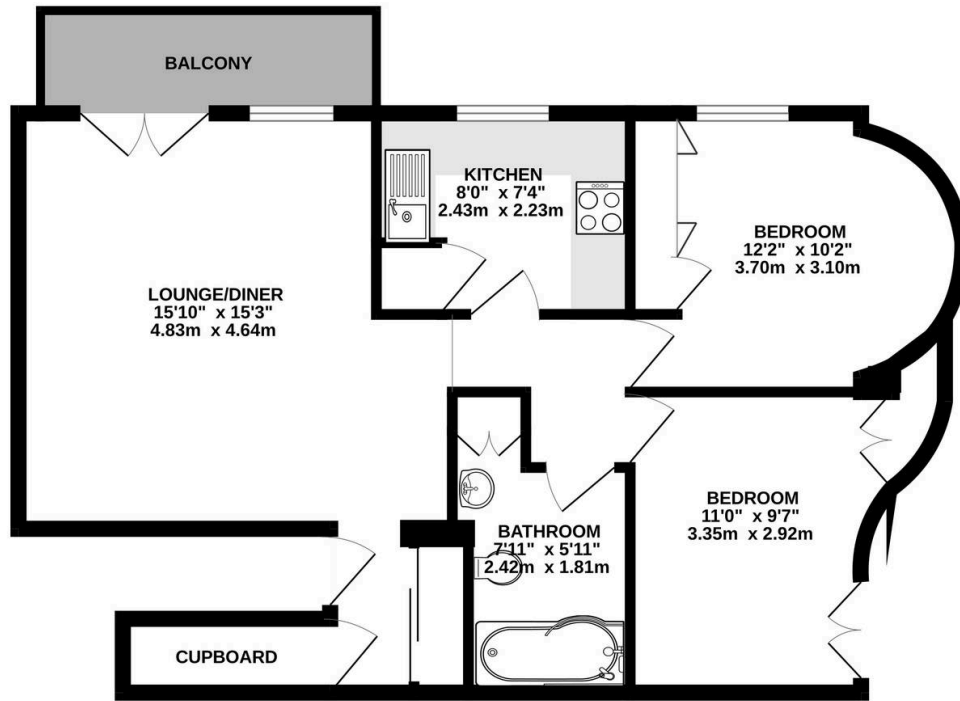
#### **BATHROOM**

A well-equipped three-piece suite comprising a panelled bath with an electric shower, glass screen and fully tiled surround, wash basin with mixer tap and a WC. Half tiled surround the remainder of the bathroom, heated towel radiator and double doors accessing a useful storage cupboard. Extractor fan.





GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TENURE

Leasehold, 125 years from 1984. (A fresh 999-year lease will be provided to the new owner). Share of the freehold with a £45 ground rent annual charge. Each owner at Janes Court is a shareholder within Packet Quay Management Ltd - a company set up to manage and administer the development. This company owns the freehold interest. Smart Block Management is the managing agent based in Penryn. The current annual service charge is £2173.50 payable bi-annually which covers maintenance, ground rent and building insurance. Pets, holiday letting and long term rentals are permitted, all subject to managing agents permissions.

## COMMUNAL GARDEN

The Packet Quays development offers residents access to a communal slipway, ideal for casual swimming, boating, or reaching the beach at low tide. Additional shared amenities include landscaped gardens with seating areas for relaxation with water views, as well as a designated barbecue area for outdoor entertaining. A dingy store is available on a first come first serve basis and can be secured through the management company with a reasonable annual charge.

## SINGLE GARAGE

Up and over wooden door with lighting. Enjoying ease of access and located a few paces from the apartment. Plumbing and electrics available with space for a washing machine / tumble dryer.

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