Start & co
THE NEWQUAY ESTATE AGENT
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Apartment 2 Pearl 32 Headland Road, Newquay, TR7 1FN

STUNNING MODERN ELEVATED GROUND FLOOR 3 BEDROOM LUXURY APARTMENT IN THIS PRESTIGIOUS APARTMENT BLOCK AT THE GATEWAY TO FISTRAL BEACH WITH A HUGE PRIVATE TERRACE AND STUNNING VIEWS

- Spacious accommodation – 1816 sqft
- 3 Large Double Bedrooms, 3 Bathrooms
- Large decked front terrace with views – 834 sqft
- Stunning open plan living onto front terrace
- Just a short stroll from Fistral Beach and the Sea
- Immaculately presented and maintained throughout
- Designated gated resident parking
- Sea, Beach and Golf Course Views
- Fully furnished option available
- No onward chain

Price £735,000 Leasehold

Apartment 2 at Pearl is a superb three bedroom, three bathroom apartment situated at the gateway to the world famous Fistral Beach with stunning views across Newquay Golf Course and Fistral Beach. This particular apartment has the most amazing substantial decked Sun Terrace from which to take full advantage of the South facing views, the glorious sunsets and to take in the energetic vibe of the World Famous Fistral Beach and all that it has to offer.

This extremely large ground floor 3 bedroom apartment is focused on light and airy coastal living with the spacious open plan living space opening directly via multiple sliding doors onto the terrace creating a wonderful indoor/outdoor space with a partly shaded area and plenty of room to dine and relax interfacing seamlessly with the internal accommodation. The three double bedrooms are all extremely spacious with the two larger bedrooms both having luxury en-suite shower rooms. The master bedroom sits in the prime spot at the front of the property with direct owner access onto the deck. In addition to the unique front deck, this rather special apartment also has a private walled paved courtyard garden to the rear, which would be ideally suited for use as an outdoor gym, to house a private storage shed/board store for owners use or perhaps use a private walled garden. Additional accommodation includes a useful utility room and 2 large storage cupboards for practical living.

Accessed via lift or stairs from the secure rear gated car park where the apartment has a designated parking space, residents can enter the apartments from the rear via the well maintained communal areas, or if on foot via the front steps and the sun terrace leading directly into the apartment itself and avoiding communal areas.

Forming part of the exclusive Pearl development, this meticulously designed modern apartment combines architectural elegance in a "Miami" beach style with exceptional proportions and premium finishes, all set within a few yards of Cornwall's most iconic beach. Apartment 2 Pearl occupies an enviable landmark position just meters from the stunning South West Coast Path at the entrance to Fistral Beach, situated at the end of Headland Road and overlooking Newquay Golf Course. The town of Newquay, a short walk away benefits from a wide range of amenities with boutique shopping, schools and a host of restaurants and fashionable eateries, bars and coffee spots all within walking distance. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is just seven miles away with regular connections to London, along with a host of European destinations.

With top class restaurants such as Newquay's first Michelin Star restaurant, Ugly Butterfly and the renowned Renmoor restaurant both within yards at the iconic Headland Hotel, the apartment lies within easy reach of some World class relaxed dining and Spa facilities. The bustling Boardmasters Beach Bar and the ever popular and highly regarded Fish House restaurant are but a short distance away on the beach at Fistral. Newquay Golf Course can be accessed via a walkway from the beach within easy walking distance of a fine links round overlooking the Ocean. From the apartment barefoot in a wetsuit, you could be in the surf in less than 5 minutes and back on your own private terrace for sundowners!

Given the amenities that this apartment has to offer, coupled with the expansive outdoor space set privately above the road, it is eminently suitable as a luxury holiday home or high yielding holiday let, but is equally suited to beachside living as a permanent residence.

All in all, Apartment 2 at Pearl represents a rare opportunity to acquire a high end property in this spectacular location in what most regard as one of the more superior blocks on this iconic road. The apartment has been used as a private second home for many Years and is presented in immaculate and supremely well maintained condition throughout. The property is offered with no onward chain and can be available for immediate completion.

TENURE
999 Year lease from 2006.

GROUND RENT
£350 per annum.

SERVICE CHARGE
Current charges - £5300 per annum.

WINDOWS
All of the main front windows and sliding doors were completely replaced in December 2024 with quality warranted window fittings.

FURNITURE
The sellers will consider selling the property fully furnished and equipped (with the exception of some personal items) by way of a separate negotiation.

COMPLETION
The property is offered with no onward chain and with immediate vacant possession.

SERVICES
Mains electricity, water and drainage.

PARKING
The property has one designated and numbered parking space in the rear block car park, which has gated remote control access and a pedestrian keypad.

PETS
Pets are permitted in the block with management company approval. All flats currently have such approval.

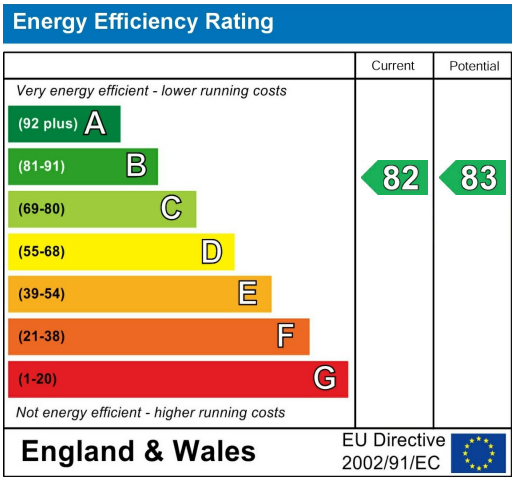
LETTING
There are no lease or planning restrictions on holiday letting or permanent letting. The property can be let or lived in.

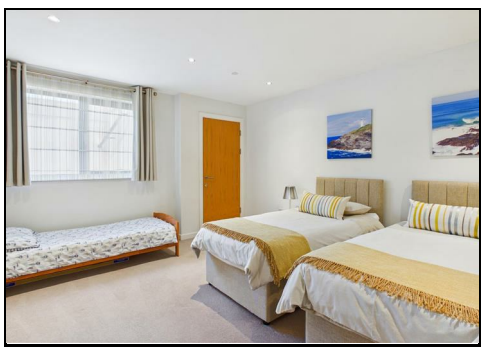
RECHARGE
The domestic electricity is supplied to the apartment individually metered direct from an electricity provider. The communal underfloor heating, hot water, cold water and gas charges are all on private internal meters within the block and re-charged to each apartment based on usage.

VIEWING
Viewing is available by appointment. Please call us on (01637) 875847 to arrange an appointment.

COUNCIL TAX
Band F

EPC
Rated B





Approximate total area(1)

168.7 m²

1815 ft²

Balconies and terraces

96.4 m²

1037 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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