

PIER VIEW, FORE STREET

St. Ives, TR26 1AB

Price: £450,000



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ESTATES**

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A superbly positioned, bright and spacious three double bedroom maisonette enjoying wonderful sea and harbour views from the very heart of St Ives. Currently operating as a successful holiday let, Pier View offers an exciting opportunity as an investment, second home or wonderfully located coastal residence. Set over three floors (inclusive of the entrance hallway) and offering surprisingly spacious accommodation, this impressive maisonette is beautifully bright and light throughout, with three double bedrooms providing excellent flexibility for families, guests or holiday letting. One of the real highlights of the property is its superb outlook towards the sea and St Ives harbour, providing a wonderful reminder of just how close you are to the water and the bustling harbourfront.



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LOCATION

The location is difficult to beat. Step outside and you are immediately amongst the independent shops, galleries, cafés and restaurants for which Fore Street is so well known, while the picturesque harbour is just moments away. The golden sands of Porthmeor and Porthgwidden beaches are also within an easy walk, together with the Tate St Ives and the Barbara Hepworth Museum and Sculpture Garden.

ENTRANCE HALLWAY

Entered directly from Fore Street into the entrance hallway, with stairs rising to the first floor accommodation.

The stairs open onto a generous landing area, providing access to the living room, with steps leading down to a further inner hallway serving the kitchen/diner, bathroom and two bedrooms.

LIVING ROOM

A cosy and welcoming reception room enjoying a wonderful outlook from the rear-facing windows across St Ives Harbour, the sea and surrounding coastline. A lovely space in which to sit back and enjoy the ever-changing views across the town and water.

INNER HALLWAY

Steps lead down from the main landing to a further hallway, with doors giving access to the bathroom, kitchen/diner and two bedrooms. Stairs also rise from here to the principal bedroom on the upper floor.

KITCHEN / DINER

A particularly good-sized room offering plenty of space for both cooking and dining. The kitchen is fitted with an excellent range of eye and base-level units complemented by attractive wood worktop surfaces. There is a four-ring induction hob with electric oven beneath and extractor over, together with a fitted

microwave, fridge/freezer and washing machine. The dining area provides ample room to comfortably seat six, making this a great sociable space for family meals and entertaining.

BEDROOM TWO

A good-sized double bedroom with a window overlooking bustling Fore Street. Currently arranged with a king-size bed and benefiting from fitted wardrobe storage.

BEDROOM THREE

Another well-proportioned bedroom, again overlooking Fore Street and currently arranged as a twin room. Fitted wardrobe storage provides useful additional space.

BATHROOM

Conveniently positioned off the inner hallway and serving the accommodation on this level. Offering tiled walls, panelled bath with mains connected shower over, stainless steel heated towel rail, enclosed WC with wash hand basin, part tiled walls, obscure window utilising natural light, built in cupboard housing hot water tank and remote Wifi panel

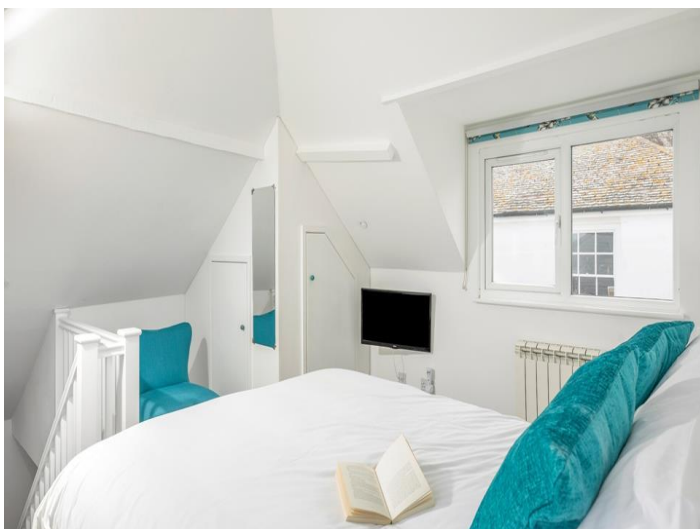
PRINCIPAL BEDROOM

Stairs rise from the inner hallway to a large and impressive principal bedroom occupying the upper floor. A window to the front provides an outlook over Fore Street, while the rear-facing window enjoys superb elevated views across St Ives Harbour, the sea and surrounding coastline. The room is wonderfully bright and spacious, with access into useful loft/eaves storage areas.

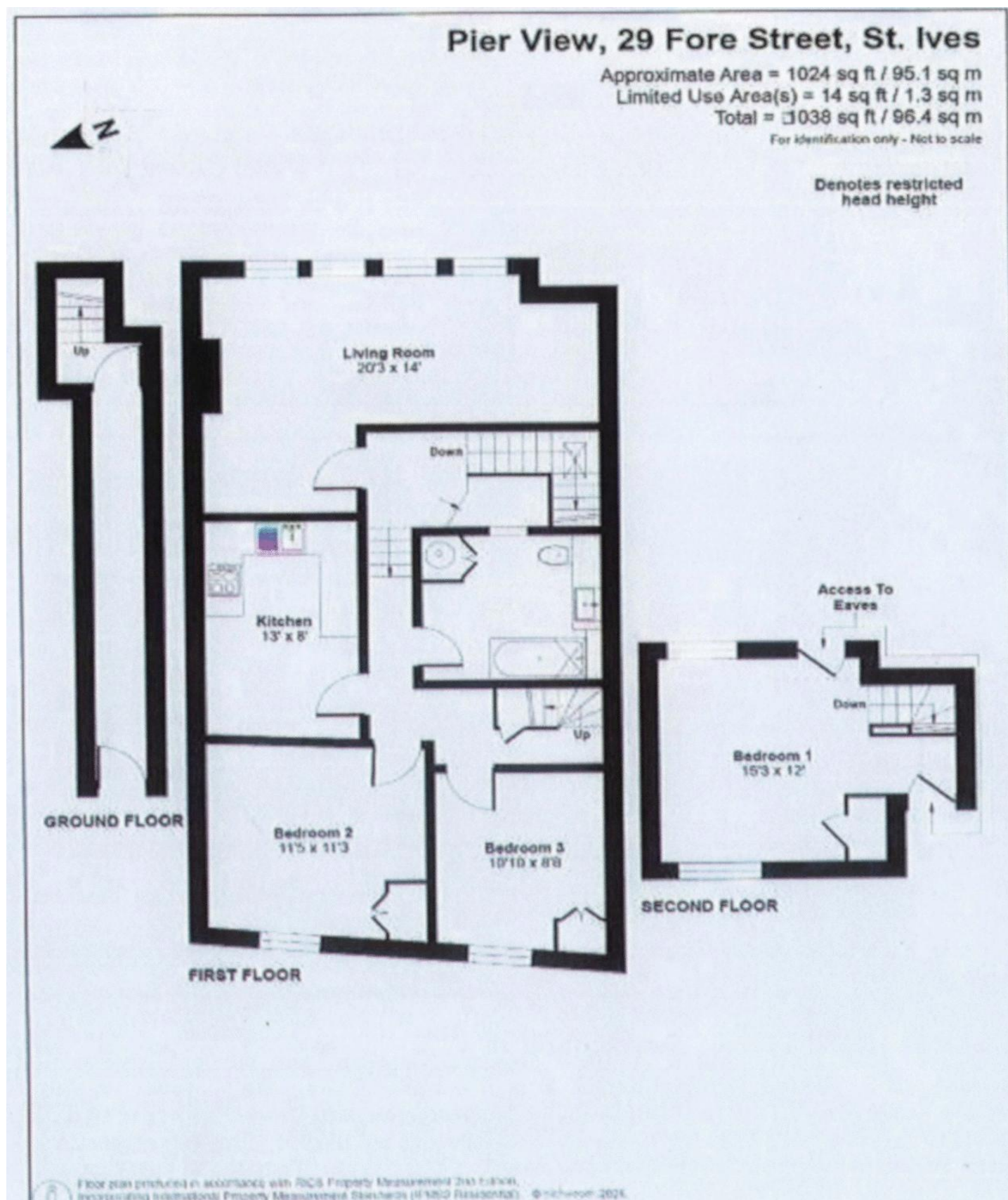
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Leasehold Lease length: 987 years remaining (999 years from 2014) Ground rent: £25/year Council tax band: Not banded EPC rating: E ## The building Mid-terrace flat, standard construction Accessibility adaptations: None ## Services Mains electricity

Mains water Mains foul drainage Mains surface water drainage Heating: None Heating features: Night storage and double glazing Broadband: ADSL copper wire Parking: None Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building In the ST IVES conservation area (per planning.data.gov.uk; confirm via the local authority search). No tree preservation order Title register restrictions (CL236303): - The owner is restricted from doing anything that would damage the structural support of the passageway. - There are rules in the lease that must be followed when selling or transferring the property to a new owner, and the property is subject to any rights or restrictions mentioned in the lease. Non-coal mining area: yes 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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