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APARTMENT 1, ST. AUBYNS MARINE DRIVE, LOOE, PL13 2DH

PRICE GUIDE £450,000





THE GLORIOUS CORNISH RIVIERA - On the waterfront and commanding a stunning prospect over Looe Bay - A first class ground floor apartment in an iconic and historic waterfront building offering spacious accommodation presented to a luxurious contemporary standard. About 855 sq ft, 15' Sea Facing Sitting Room, 15' Sea Facing Kitchen/Dining Room, 2 Double Bedrooms, Luxury Bath/Shower Room, Private and Communal Garden and Garage/Parking.

ON THE WATERFRONT, TOWN CENTRE 0.5 MILE,
FOWEY 10 MILES, PLYMOUTH 21 MILES



LOCATION

Apartment 1, St Aubyns lies in a prized residential, near beachside setting from which one can enjoy the distracting 180 degree panorama with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

Apartment 1 comprises a large seaside apartment, presented to a first class contemporary standard and only 50 yards from the waters edge. St Aubyns is an iconic building in the highly prized Marine Drive setting comprising and established residential setting with individual houses on generous sea facing plots.

The apartment has a south east aspect and commands a stunning prospect over the wide sweep of Looe and Whitsand Bay with the cascading coastal hinterland and the Rame Peninsula with its landmark of Rame Head providing a fascinating backcloth. The apartments may not be used for holiday letting purposes.

The property has full double glazing and mains gas central heating with some underfloor heating. The accommodation extends to about 855 sq ft and briefly comprises - Reception Hall - 15' Sitting Room with French doors to the private garden and fabulous sea views - 15' Kitchen/Dining Room again with sea views - 2 Double Bedrooms - Luxurious Family Bath/Shower Room.

OUTSIDE

The large front and side lawn with established and colourful flower and shrub beds forms part of the property and is exclusively owned and used by Apartment 1. Paved patio area. The garden has fabulous sea views across Looe Bay and the coastal landscape. To the rear a private garage provides parking and space for storage of kayaks and other watersports paraphernalia. Communal clothes drying area.

EPC RATING - TBC, COUNCIL TAX BAND - D
SERVICES - Mains water, electricity, drainage and gas.

TENURE

Leasehold 999 years with a sixth share of Freehold.
Service/Maintenance Charge - £1863. The property may not be used as a holiday let and the lease does not allow for pets.

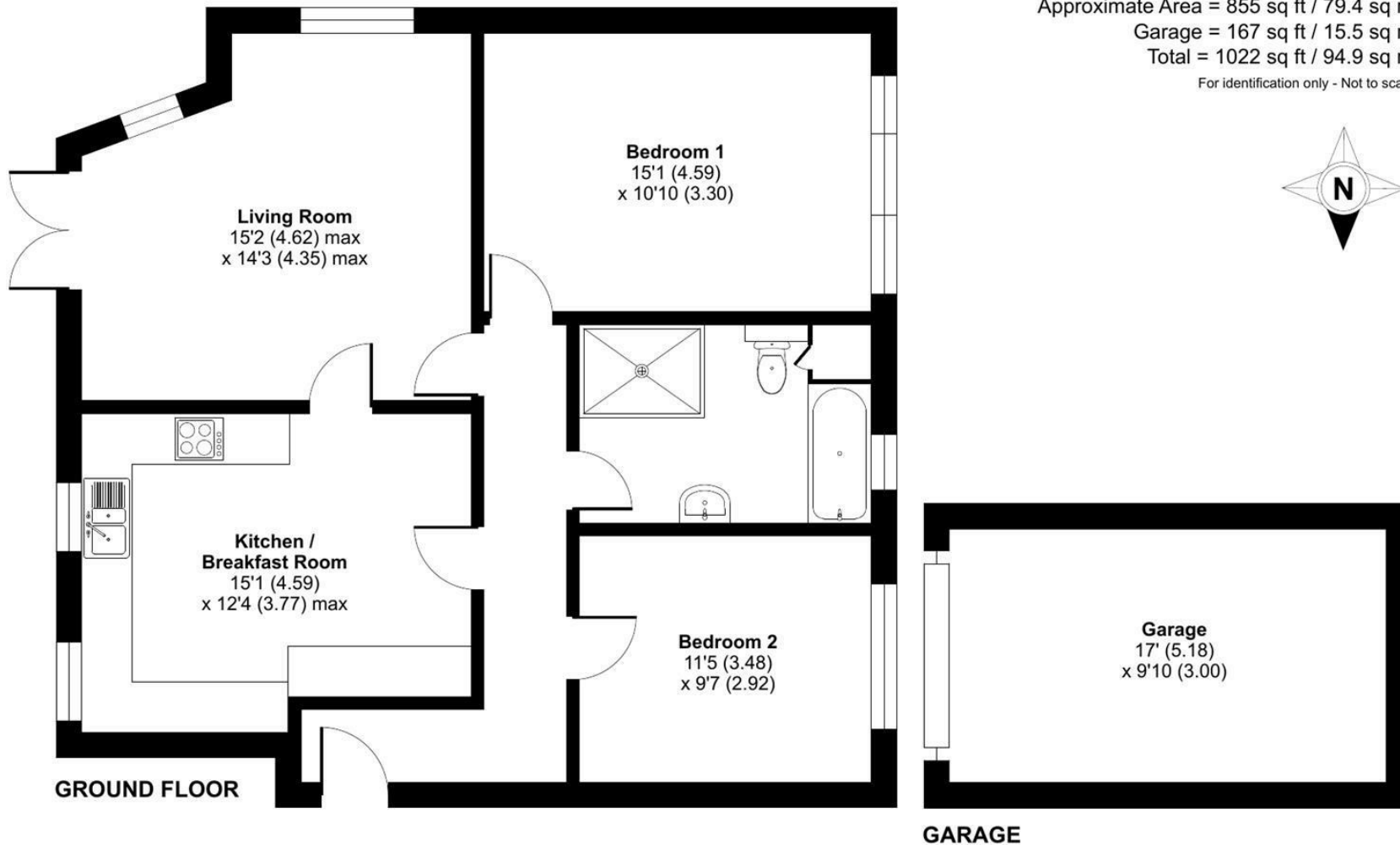
DIRECTIONS

Using Sat Nav - Postcode PL13 2DH



St. Aubyns, Marine Drive, Looe, PL13

Approximate Area = 855 sq ft / 79.4 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1022 sq ft / 94.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1459586

These particulars should not be relied upon.