



CORNISH
BRICKS

13 Rashleigh Road, Duportth

In Excess of £350,000



13 Rashleigh Road

Duporth, St. Austell

BEAUTIFULLY PRESENTED, LARGE CONTEMPORARY APARTMENT, in a FANTASTIC POSITION WITH SEA VIEWS, FANTASTIC OPEN PLAN KITCHEN/DINING/LIVING. 2 DOUBLE BEDROOMS 2 BATHROOMS, 2 GLASS FRONTED BALCONIES & GARAGE.

This apartment is on the front with WONDERFUL VIEWS towards St Austell Bay and Gribbin Head as well as woodland views, just 250 YARDS WALK from the PRIVATELY ACCESSED DUPORTH BEACH.

A PERFECT HOME, lock up and leave HOLIDAY APARTMENT with GARAGE or HOLIDAY LET given the ENVIABLE LOCATION CLOSE TO THE BEACH & CHARLESTOWN HARBOUR within this PRESTIGIOUS COASTAL DEVELOPMENT.

PROPERTY:

Accommodation briefly comprises a secure entrance hallway with lift and stairs to all floors. Two storage cupboards providing useful storage and area to leave shoes and coats. Entrance door leads into the entrance hallway/

The kitchen is dual aspect and fitted with a range of high gloss base and wall units, worktop incorporating 1 and 1/2 bowl stainless steel sink unit. Integrated appliances including built in oven and hob and washer/dryer, space for fridge freezer.





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The living area is light and airy room with triple bi-fold doors opening out onto the balcony providing views towards St Austell Bay and nearby Woodland.

The master bedroom is sure to impress, is generously sized with floor to ceiling windows, private balcony, dressing area with built-in wardrobes. Doorway into the En-suite Comprising of double shower cubicle, wash basin, low level Wc, extractor, heated towel rail.

The property has another generous double bedroom with triple wardrobe and the main bathroom with suite comprising of low-level WC, panelled bath with shower over, wall mounted sink unit, heated towel rail and double-glazed window.

EXTERNALLY:

Long garage providing parking for 1 car and storage plus visitor parking spaces within the development. Communal bike and bin stores.

Two balconies, with sea views. Communal grounds with access to woodland walks descending down to the beautiful private Duport Beach and coastal path to Charlestown.



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LOCATION:

Duport is located between the two coastal resorts of Porthpean and Charlestown and approximately two miles from St Austell town centre. The development offers residents access to a private beach with key coded gate. There is a coastal path that takes you over to Charles town which takes about 10 minutes.

Designated as World Heritage Site, Charlestown is a historic port situated on the South coast of Cornwall just outside of St Austell, most recently made famous for its appearances in the BBC's Poldark series. Charlestown is a vibrant & thriving seaside village, and is a popular base for many holidays to Cornwall. It offers a primary school, a number of restaurants, pubs, café, playing field and two beaches either side of the harbour.

The nearby town of St. Austell provides a comprehensive range of shopping, banking, schooling and recreational facilities whilst the cathedral city of Truro lies around 15 miles away and offers first-class shopping, business and commercial facilities plus private and state schooling. There are a number of local beaches around St. Austell Bay whilst at Carlyon Bay there is a cliff-top 18-hole golf course. For the sailing enthusiast there are clubs at Porthpean, Pentewan and Fowey.





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TENURE: Leasehold – Lease 199 years commencing 2013, Ground Rent £30.42 PCM payable to Belmont – Service Charge £157.18 PCM payable to Belmont, included buildings insurance, window cleaning, maintenance, heating and lighting of communal areas, annual fire safety checks– Provided by vendor and needs to be verified.

Estate Management fee payable to Modbury – £22.91 PCM for communal areas, woodland and private beach.

HEATING & GLAZING: UPVC double glazed windows and gas central heating. – Hive heating system which can be controlled from your mobile.

SERVICES: Mains water, drainage, gas & electricity For Council tax visit www.mycounciltax.org

COUNCIL TAX BAND: D







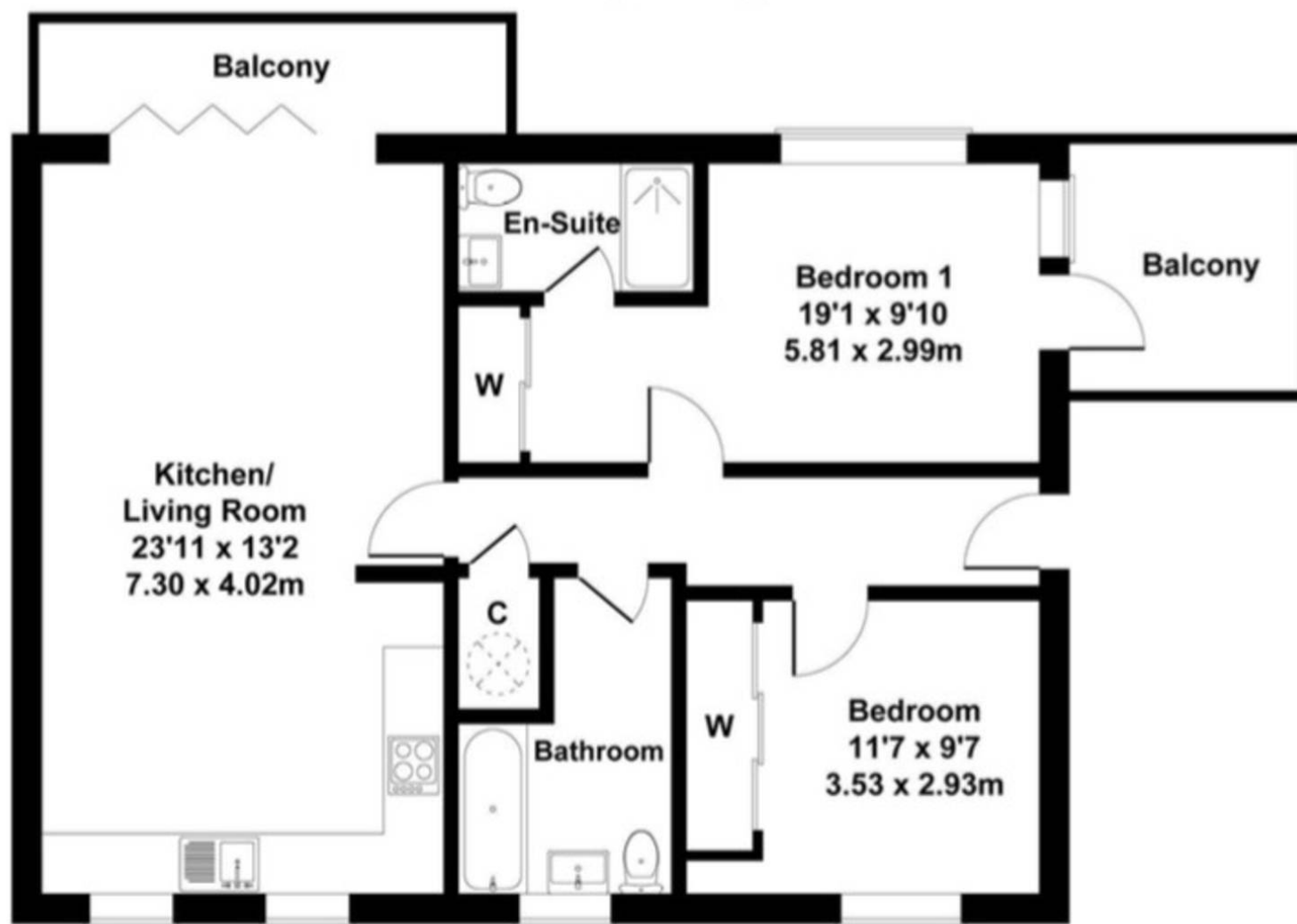




13 Rashleigh Road, Duport PL26 6DW

Approximate Gross Internal Area

786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2025
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