

'IVORY' 207 CARBIS BEACH APARTMENTS

Carbis Bay, St. Ives, TR26 2JL

Price: £550,000



CROSS ESTATES

www.crossestates.co.uk

A beautiful, stylishly refurbished and meticulously maintained two bedroom apartment located within the Carbis Beach Apartments, renowned for being one of the best coastal developments within West Cornwall. Offering unrivalled panoramic views over Carbis Bay Beach and up along the coastline from St Ives to Godrevy Lighthouse. Currently being used as an extremely successful holiday let with rave reviews. Viewing is highly recommended and it is ready to purchased as an ongoing holiday let with forward bookings and furniture and fixtures included





LOCATION

Set within the prestigious gated Carbis Beach Apartments, this exceptional coastal development enjoys one of Carbis Bay's most enviable positions. Widely regarded as one of the area's landmark developments, it combines privacy, exclusivity and an outstanding seaside setting. Overlooking the golden sands of the world-renowned Carbis Bay Beach, the apartment enjoys breath-taking views across the turquoise waters of St Ives Bay towards Godrevy Lighthouse. Beautifully maintained private gardens lead directly down to the beach and the renowned Carbis Bay Estate, placing the coast quite literally on your doorstep. Perfectly positioned for making the most of this stunning stretch of coastline, the property is within easy walking distance of Carbis Bay railway station, offering convenient links to nearby St Ives and beyond. Scenic coastal walks are also close at hand, with the South West Coast Path providing spectacular routes in both directions. Whether enjoying morning swims, beachside dining or sunset strolls, this is a location that effortlessly captures the very best of Cornish coastal living.

PROPERTY DESCRIPTION

Beautifully refurbished in a stylish coastal-inspired design, this exceptional apartment perfectly reflects its stunning seaside setting. Thoughtfully updated throughout, the interiors combine elegance and comfort to create a luxurious retreat by the sea. Step out onto the balcony and take in truly breathtaking panoramic views stretching from St Ives across the bay to Godrevy Lighthouse, with the soothing sound

of waves rolling onto the shore below providing the perfect backdrop. The apartment offers impeccably presented accommodation comprising two generous double bedrooms, including a superb principal bedroom with a luxurious en-suite shower room, a beautifully appointed main bathroom, and a well-proportioned fitted kitchen. Finished to a high standard throughout, further features include Amtico flooring and gas central heating. Meticulously maintained and continually improved, the property has benefited from a number of recent upgrades including a new hob, smoke detectors, dishwasher, washing machine and freezer. Currently operating as an extremely successful holiday let, the apartment enjoys outstanding guest reviews, with recent comments including "The whole apartment is top class", "The apartment is perfect in every way" and "The best place we have stayed in to date" — a testament to both the quality of the accommodation and its unforgettable location.

ACCOMMODATION

Walking into the entrance hallway, you are instantly drawn to the space that property offers and that first glimpse of sea through the living room. With Amtico flooring throughout the entrance hallway, kitchen and living room, there is a large storage cupboard and doors to all of the rooms.

KITCHEN

To the right as you enter you'll find the large fitted kitchen offering all the necessary equipment including, ample granite worktop space with an abundance of eye and base level units. The boiler that was replaced in 2018 is also in the kitchen, this provides domestic hot water and central heating. A large archway provides dining access through to the dining area of the living room and also offers fine sea views.

BEDROOMS

There are two double bedrooms. The first is a smaller double with window to the rear and offering built in wardrobes housing hanging space and shelving. The principle bedroom is a large luxury space with window to the front opening out onto a glazed 'Juliette' balcony offering the most amazing sea and coastal views. There is another door opening out onto the main covered balcony. Within the principal bedroom is a luxurious en-suite shower room with high quality tiled floor and walls. Large walk in shower shower cubicle offering a mains connected shower with a rainfall and detachable head. Close coupled WC and dual wash hand basins along with a heated towel rail. There is a 'Pheonix' spa bath and extractor fan

SHOWER ROOM

With large walk-in shower cubicle offering a mains connected shower with rainfall and detachable head. Enclosed WC, large ceramic wash hand basin, heated towel rail and porcelain tiled floor and part tiled walls.

LIVING ROOM

A beautiful large room making the most of the spectacular views. Ample room for a large dining table and chairs along with sofas, double doors open out to the large covered balcony where the views are outstanding. Looking over to St Ives and taking in the whole of St Ives Bay up along the coastline to Godrevy Lighthouse all while overlooking the golden sands of Carbis Bay Beach.

PARKING

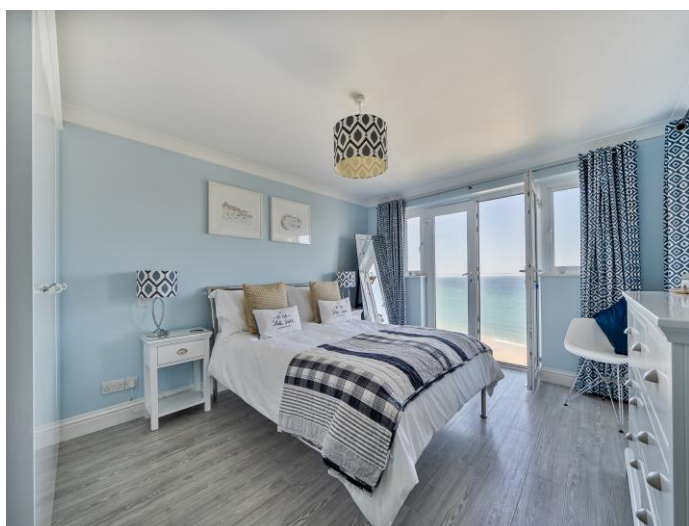
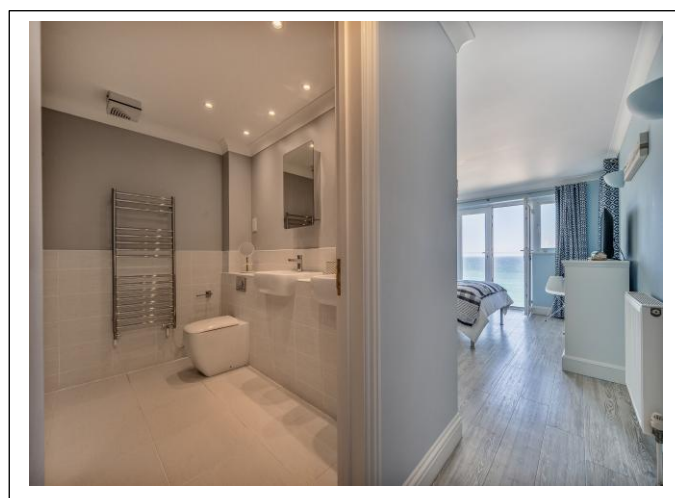
There is one dedicated parking space with the property. There are available guest spaces and some other available to hire for the week.

OUTSIDE

With extremely well tended sub tropical and mature communal gardens offering path access down to Beach Road and access down onto Carbis Bay Beach and the Carbis Beach Resort

MATERIAL INFORMATION

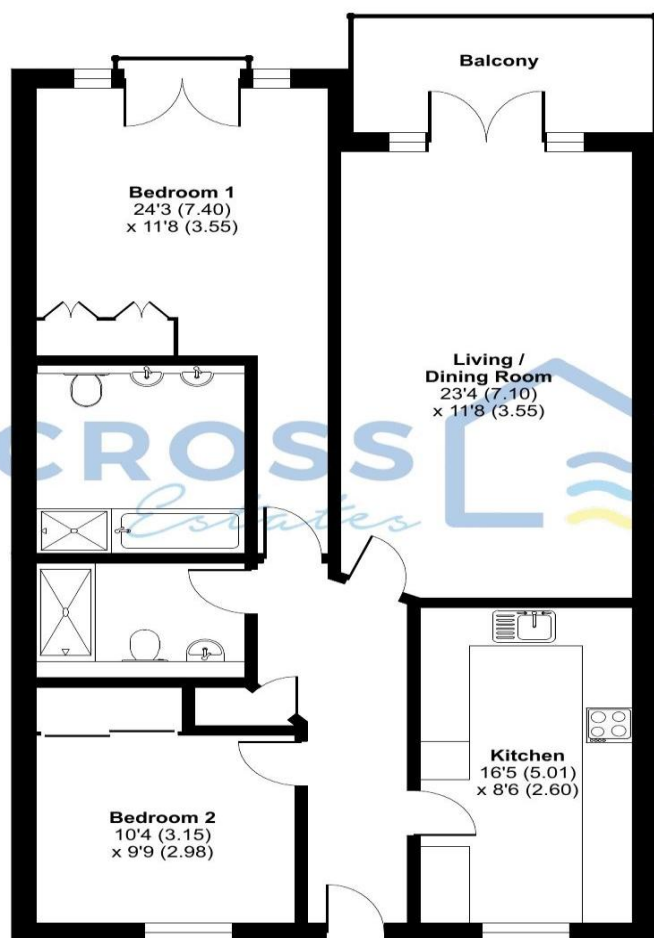
Verified Material Information Council Tax band: Not banded Tenure: Leasehold Lease length: 973 years remaining (999 years from 2000) Service charge: £2734 pa Property type: Flat Property construction: Standard construction Energy Performance rating: B Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK Parking: Allocated and Private Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No 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.



207 CARBIS BEACH APARTMENTS, Carbis Bay, St. Ives, TR26 2JL

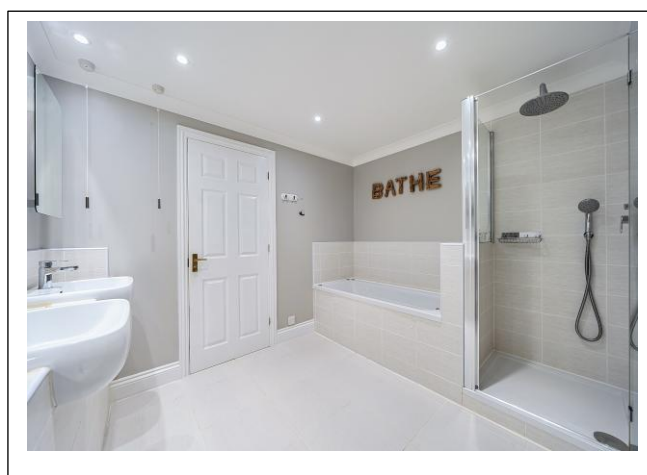
Carbis Beach Apartments, Carbis Bay, St. Ives, TR26

Approximate Area = 1000 sq ft / 92.9 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom2025. Produced for Cross Estates Limited. REF: 1450239



The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868