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26 Watergate Road, Newquay TR7 3LX

£200,000

A BRIGHT AND GENEROUS GROUND-FLOOR TWO-BEDROOM APARTMENT, WELL PRESENTED THROUGHOUT WITH ALLOCATED PARKING AND ACCESS TO A COMMUNAL SWIMMING POOL. IDEALLY LOCATED WITHIN EASY WALKING DISTANCE OF PORTH BEACH, THIS PROPERTY MAKES A SUPERB COASTAL HOME, HOLIDAY RETREAT, OR INVESTMENT OPPORTUNITY, AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- VERY WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- WITHIN WALKING DISTANCE OF PORTH BEACH
- COMMUNAL SWIMMING POOL CURRENTLY UNDER REFURBISHMENT
- OUTDOOR STORAGE

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DESCRIPTION:

Just a short stroll from the sands of Porth Beach, Apartment 26 at Coastline Court presents an excellent opportunity to enjoy coastal living in a modern and well-maintained development.

Situated on the ground floor, the apartment offers spacious and thoughtfully arranged accommodation that feels bright and welcoming throughout. The heart of the home is the generous open-plan living area, where the kitchen, dining and lounge spaces blend seamlessly together. With windows on three sides, the room is filled with natural light, creating an inviting environment perfect for relaxing or hosting guests.

The kitchen is fitted with a range of sleek white gloss units that provide plenty of cupboard space, alongside an electric oven and hob and designated space for essential appliances.

Both bedrooms are comfortable doubles, decorated in a fresh and contemporary style, while the shower room features a modern white suite with attractive tiling and a large walk-in shower.

Outside, the apartment benefits from its own allocated parking space, with further visitor parking available within the development.

The property is held on a 999-year lease granted in 1988, and each apartment owner owns a one-thirtieth share of the freehold. The current service charge is £1,140 per year (£95 per month), and the development is professionally managed by Belmont Property Management. Holiday letting, Long letting and Pets are permitted.

One of the standout features of Coastline Court is the heated outdoor swimming pool, available exclusively for residents during the warmer months.(Currently under refurbishment.) The grounds are attractively maintained, and residents also have access to a large communal storage area, ideal for keeping bikes, surfboards and other outdoor equipment.

Porth sits on the eastern edge of Newquay and is widely regarded as one of the area's most appealing coastal locations. Its sheltered beach is popular with families and visitors alike, framed by headlands and supported by a handful of local amenities, including a friendly beachside pub. Newquay Airport is only a short drive away, while the town centre can be reached in around ten minutes.

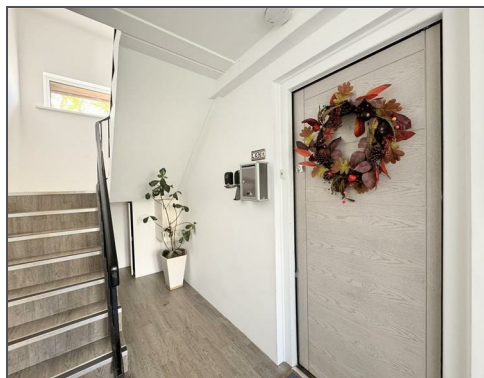
Overall, this attractive apartment enjoys a superb coastal setting just a few hundred yards from one of Newquay's most loved beaches. It would suit a variety of buyers, whether as a first home, a seaside retreat, or an investment with strong holiday letting potential. OFFERED WITH NO ONWARD CHAIN.

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Hallway

4.09m x 0.97m (13'5 x 3'2)

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Kitchen Lounge Diner

7.34m x 3.66m (24'1 x 12'0)

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Bedroom 1

3.28m x 3.05m (10'9 x 10'0)

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Bedroom 2

3.05m x 2.72m (10'0 x 8'11)

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Shower Room

2.72m x 1.37m (8'11 x 4'6)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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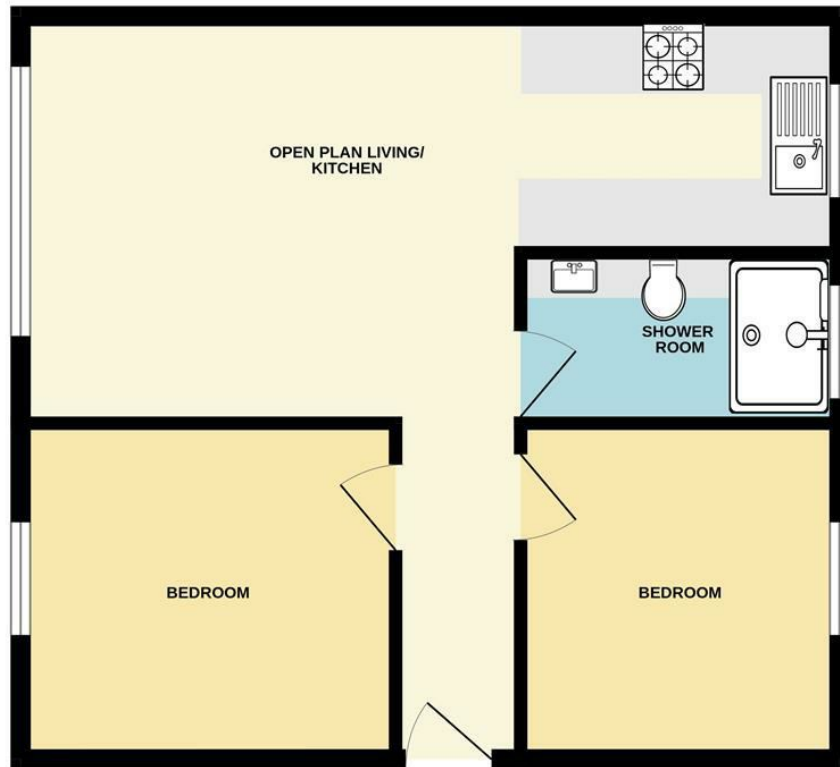
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FLOORPLAN:

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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