

An aerial photograph of a coastal village. In the foreground, there are several large, white, multi-story houses with dark roofs, surrounded by lush green trees and lawns. A paved road winds through the village. In the middle ground, a large parking lot is filled with many cars. Beyond the parking lot, there are more houses and a large, open field. In the background, a sandy beach stretches along the coast, with turquoise water and a clear blue sky. The hills are covered in green grass and some trees. The overall scene is a picturesque coastal town.

2 Sandhills

CONSTANTINE BAY



Jackie Stanley
ESTATE AGENTS



- **Located in Highly Desirable Constantine Bay**
- **Just 300 Yards from the Sand & Surf**
- **Views of the Sea**
- **Spacious Ground Floor Holiday Apartment**
- **Three Bedrooms/Two Bathrooms**
- **Open Plan Living Accommodation with Contemporary Kitchen**
- **Well Tended Communal Gardens & Communal Parking**
- **The Perfect Bolthole & Investment Property**

Situated just moments from the golden sands of Constantine Bay, one of North Cornwall's most sought-after coastal destinations, 2 Sandhills is a single-storey, three-bedroom apartment set within the exclusive Sandhills development. Located approximately 300 yards from the beach, the property offers an exceptional opportunity to acquire a coastal retreat in a truly outstanding setting.

The apartment enjoys a wonderfully light and airy open-plan living space, thoughtfully designed to maximise both comfort and the surrounding views. Large windows perfectly frame glimpses of the sea, while also offering far reaching outlooks towards

renowned Trevoze Golf Club. The space comfortably accommodates a generous seating area, large dining table and the contemporary fitted and equipped kitchen, making it ideal for both relaxed living and entertaining. There are two well proportioned double bedrooms, along with a versatile third bedroom arranged as a single or bunk room ideal for family or guests. The accommodation is complemented by a family bathroom, separate shower room and an additional cloakroom, providing both practicality and convenience.

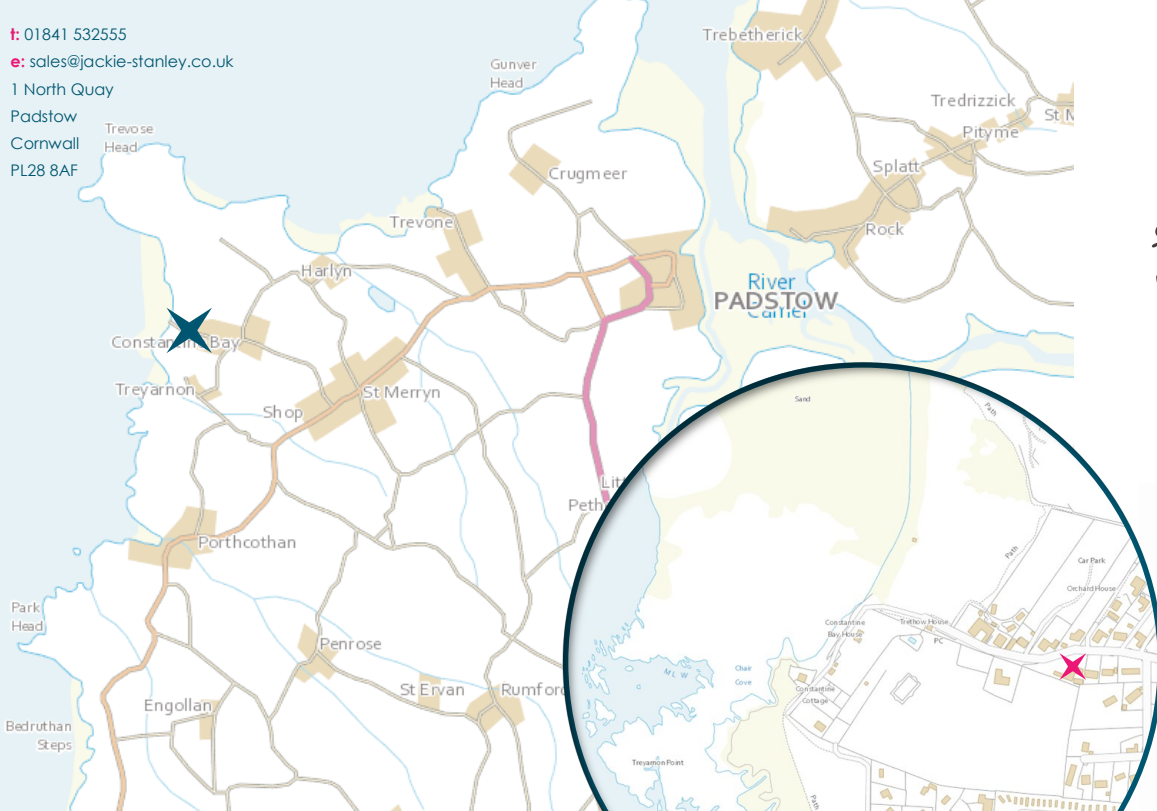
Externally, the property is set within beautifully maintained communal lawned gardens, creating a peaceful and attractive environment. Accessed via a gated entrance from Beach Road, the apartment also benefits from parking at the front of the property. The property is held on the remainder of a 999 year lease and benefits from a share of the freehold, with each owner holding a stake in the management company. A quarterly maintenance charge of £400 covers buildings insurance and upkeep of the communal areas.

Services to the property include mains water and electricity with a septic tank drainage system. Rointe electric wall mounted radiators in each room which can also be controlled remotely.

2 Sandhills, Constantine Bay PL28 8JJ £560,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



“Situated just moments from the golden sands of Constantine Bay, one of North Cornwall’s most sought-after coastal destinations”

EPC rating G. Council tax band C. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

Constantine Bay is widely regarded as one of North Cornwall’s premier coastal locations, famed for its excellent surfing beach and proximity to the championship course at Trevose Golf Club. Local amenities include the well-regarded Constantine Bay Stores and surf shop, while the popular village of St Merryn is just one mile away, offering a variety of shops, restaurants and public houses. The picturesque harbour town of Padstow lies approximately four miles distant and is home to an outstanding selection of eateries, including Paul Ainsworth at No.6 and The Seafood Restaurant by Rick Stein.

To find Sandhills, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane. Once in Constantine Bay, head down Beach Road towards the beach and Sandhills can be found approximately 300 yards before the beach itself on the left hand side. . The postcode for satellite navigation is PL28 8JJ. What3words: easygoing.handbag.reissued

