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Island Point Watergate Road, Newquay TR7 3NT

£260,000

A WELL PRESENTED TWO-BEDROOM TOP FLOOR COASTAL APARTMENT BOASTING BREATHTAKING SEA AND COASTAL VIEWS ACROSS WHIPSIDERRY BEACH, PORTH AND THE ATLANTIC OCEAN. FEATURING A PRIVATE BALCONY, ALLOCATED PARKING, COMMUNAL GARDENS AND SPACIOUS OPEN-PLAN LIVING, THIS EXCEPTIONAL HOME OFFERS THE PERFECT BLEND OF COASTAL CHARM AND MODERN CONVENIENCE.

PROPERTY TYPE: Apartment

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

FEATURES:

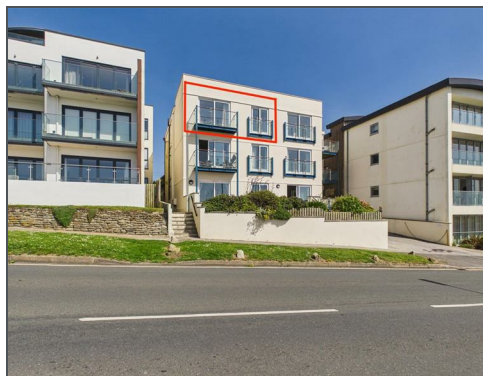
- GORGEOUS SECOND FLOOR TWO DOUBLE BEDROOM APARTMENT
- INCREDIBLE SEA AND COASTAL VIEWS
- COMMUNAL REAR GARDEN
- ALLOCATED PARKING
- PERFECT AS A BOLT HOLE BY THE SEA/LUCRATIVE HOLIDAY HOME
- ENVIABLE LOCATION
- EN SUITE BEDROOM
- NO ONWARDS CHAIN

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DESCRIPTION:

Welcome to Number Ten Island Point, Nestled on the eastern edge of Newquay occupying one of Porth's most enviable positions. Perched on the top floor, this beautifully presented apartment enjoys an elevated vantage point, providing truly spectacular panoramic views stretching across Whipsiderry Beach, Porth Bay and the rugged North Cornwall coastline towards Newquay.

The moment you step inside, the apartment impresses with its sense of space and natural light. The generous entrance hallway provides access to useful storage cupboards, setting the tone for the practicality found throughout the property. The heart of the home is the spacious open-plan living area where the lounge, dining space and kitchen combine effortlessly to create a fantastic social environment. Large glazed doors frame the remarkable sea views and open onto the private balcony, the perfect spot to enjoy your morning coffee, evening sunsets or simply watch the ever-changing Atlantic Ocean.

The kitchen is well designed with ample cupboard and worktop space together with designated space for freestanding appliances, making it equally suited to everyday living and holiday use.

Both bedrooms are comfortable doubles, with the principal bedroom benefitting from an ensuite shower room and enjoying the same stunning coastal outlook as the living accommodation. Imagine waking each morning to uninterrupted sea views and the sound of the ocean in the distance. A separate family bathroom serves the second bedroom and visiting guests.

The apartment has been recently repainted and is well presented throughout. Further benefits include gas central heating via a modern combi boiler, plentiful storage and an allocated parking space to the rear, with additional visitor parking available.

Outside, residents enjoy access to a communal garden area, whilst the golden sands of Whipsiderry Beach are just a stone's throw away. Porth Beach is also within easy walking distance, while the South West Coast Path offers endless opportunities to explore Cornwall's spectacular coastline.

Whether you are searching for a permanent residence, a coastal retreat or a lucrative holiday home, this exceptional apartment delivers outstanding views, generous accommodation and an unbeatable seaside location. Early viewing is highly recommended to fully appreciate everything this remarkable coastal apartment has to offer.

THE LEASE

This property is held on a 999 year lease which was new in 2004

Service Charge is £1814.00 per year, Ground Rent is £50.00 pr year

Pets are NOT permitted

Holiday letting is permitted

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Kitchen / Living Area
3.93 x 7.16 (12'10" x 23'5")

Bedroom 1
2.65 x 2.74 (8'8" x 8'11")

Bedroom 2
3.97 x 2.94 (13'0" x 9'7")

Bathroom
1.90 x 1.80 (6'2" x 5'10")

En-Suite
1.57 x 2.58 (5'1" x 8'5")

Hallway
1.23 x 3.73 (4'0" x 12'2")

Entrance Hallway
1.96 x 1.14 (6'5" x 3'8")

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.

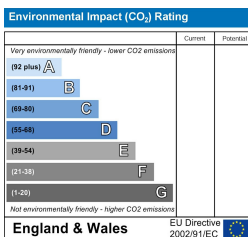
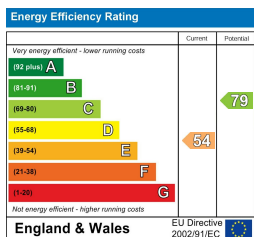
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FLOORPLAN:



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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