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CAMEL

COASTAL & COUNTRY



28 Cliff Edge Narrowcliff

Newquay, TR7 2FX

Asking Price £295,000



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The Property

28 Cliff Edge epitomizes modern coastal apartment living, combining sleek contemporary design with practical functionality and an unbeatable location. Part of the prestigious Cliff Edge development, this ground floor apartment has been finished to an exceptionally high standard with thoughtful touches throughout that enhance the coastal lifestyle.

Open-Plan Living Space

The heart of the apartment is a generously proportioned open-plan living area that seamlessly integrates kitchen, dining, and lounge spaces. Expansive patio doors flood the space with natural light and frame views toward the coast, while opening fully onto the large private terrace—perfect for al fresco dining, morning coffee, or evening sundowners after a day at the beach.

The living area is stylishly furnished with a comfortable double sofa bed (providing flexible sleeping arrangements for guests), complementary armchair, glass coffee tables, and a 55" Smart television. The interior design reflects its coastal setting through carefully chosen blue-toned furnishings and original artworks, creating a relaxed yet sophisticated atmosphere that feels both contemporary and welcoming.

Kitchen

The high-gloss white kitchen is both beautiful and highly functional, featuring a comprehensive range of integrated appliances including Neff microwave and oven, induction hob, fridge/freezer, and dishwasher. A sleek breakfast bar with four stylish bar stools provides casual dining space and creates a natural separation between kitchen and living areas while maintaining the open-plan flow. Ample storage, work surfaces, and thoughtful design make meal preparation a pleasure, whether you're rustling up breakfast before hitting the waves or preparing a leisurely dinner.

Bedroom

The spacious principal bedroom offers a peaceful retreat with a king-size bed that can be configured as two singles upon request—ideal for flexible guest arrangements. A wall-mounted 42" Smart television provides in-room entertainment, while generous wardrobe space ensures ample storage for extended stays or multiple guests' belongings. The neutral décor and quality furnishings create a calm, restful environment.

En-suite Bathroom

The contemporary en-suite bathroom features sleek modern finishes including a walk-in shower with rainfall head, heated towel rail for added comfort, stylish vanity unit with basin, and WC. Clean lines, quality fixtures, and tasteful tile choices create a spa-like atmosphere.

Utility Room and Additional Cloakroom

A practical utility room houses a washing machine and tumble dryer, along with an additional washbasin and WC—particularly convenient when returning from the beach or for guests using the sofa bed.

Underfloor Heating

Throughout the apartment, underfloor heating provides comfortable, even warmth while eliminating the visual clutter of radiators. This modern heating solution enhances both comfort and the clean contemporary aesthetic.

Outside Space

The apartment benefits from a large private terrace, accessible directly from the living area and bedroom via full-width patio doors. Furnished with quality outdoor seating, this generous outdoor space extends your living area and provides the perfect spot for morning coffee, al fresco meals, or evening relaxation while enjoying sea glimpses and coastal air.

The development provides secure underground parking with designated spaces, including access to an EV charging point, ensuring convenient, protected parking in a busy coastal town. A communal wash-down facility allows residents to rinse surfboards, wetsuits, or sandy feet after beach adventures—a thoughtful touch that recognises the property's coastal lifestyle credentials.

Location

Location is everything in coastal property, and 28 Cliff Edge enjoys one of Newquay's finest positions. Situated directly opposite Tolcarne Beach, you're literally moments from golden sands and Atlantic surf. Whether you're a keen surfer catching dawn waves, a family building sandcastles, or simply someone who loves beach walks and coastal views, this location puts Cornwall's beach lifestyle right on your doorstep.

Tolcarne Beach itself is one of Newquay's most popular beaches, offering excellent bathing and surfing conditions, lifeguard patrols during summer months, and easy access from the town. The gently sloping beach is ideal for families, while the reliable surf attracts board enthusiasts year-round.

Despite the peaceful beachside setting, Newquay's vibrant town centre lies just a short stroll away, providing comprehensive amenities including supermarkets, independent shops, cafés, restaurants, pubs, and all practical services. The town offers excellent connectivity with regular transport links and Cornwall Airport nearby for national and international travel.

For those who love coastal walking, the South West Coast Path passes right by, offering spectacular walks in both directions. Head north toward Porth Beach and beyond, or south toward Towan Beach and Fistral. Inland, Trenance Gardens provides a peaceful green escape with boating lake, while Newquay Zoo offers family entertainment. The nearby Gannel Estuary is perfect for paddleboarding, kayaking, or gentle waterside walks.

Newquay has evolved into Cornwall's premier coastal destination, combining traditional seaside charm with contemporary surf culture, excellent dining options, and year-round appeal. Whether you're seeking a permanent coastal residence, a holiday retreat, or an investment property with strong rental potential, 28 Cliff Edge places you at the heart of Cornwall's most vibrant coastal community.

Investment Potential

Currently operated successfully as a holiday let through Cornwall Hideaways, 28 Cliff Edge has proven rental credentials. The combination of prime beachside location, high-specification finish, dog-friendly policy, and practical features like the terrace, parking, and beach facilities make it highly attractive to holiday makers. Newquay's year-round appeal—from summer beach holidays to winter surf breaks—supports strong occupancy rates and rental income potential.

Tel: 01872 571454

Services and Practical Information

- * Mains electricity and water
- * Underfloor heating throughout
- * Secure underground parking with designated space
- * EV charging available
- * Communal wash-down facility
- * One well-behaved dog welcome (small additional charge)
- * Ground floor apartment with easy access
- * Leasehold
- * Service charge: [to be confirmed]
- * Ground rent: [to be confirmed]
- * Council Tax Band: [to be confirmed]
- * EPC Rating: B 81

Lease Information

Lease dates and term

- Start date of lease (date of lease): 8 July 2022.
- Formal term start (defined Term): from and including 25 December 2020.
- Term end: to and including 25 December 2019.
- Length of term: 999 years.

Service charge: what the tenant pays and how

- What the tenant pays: the Tenant pays the Tenant's Proportion of the Service Costs; the Tenant's Proportion is 2.56% (or such other percentage as notified).
- Service Charge Year: the annual accounting period begins on 31 January 2022 and each subsequent year (landlord/management company may change this date once in any calendar year with notice).
- How it is charged: the tenant must pay an estimated Service Charge for each Service Charge Year on each Rent Payment Date; for the Service Charge Year current at the date of the lease the tenant pays a daily-apportioned part from the date of the lease to the end of that Service Charge Year.
- Reconciliation / adjustments: if the estimate is less than the actual Service Charge the tenant pays the difference on demand; if the estimate is more the excess is credited against future payments.
- What the Service Costs include: broadly: costs of providing the Services (cleaning, maintenance, repairs, heating, lighting, security, fire safety, window cleaning, landscaping, management and professional fees), utilities for the Retained Parts, insurer requirements, reserves/sinking funds, and VAT where payable.

Disclaimers

VIEWINGS: Strictly by appointment only with Camel Coastal & Country Ltd.

MONEY LAUNDERING REGULATIONS

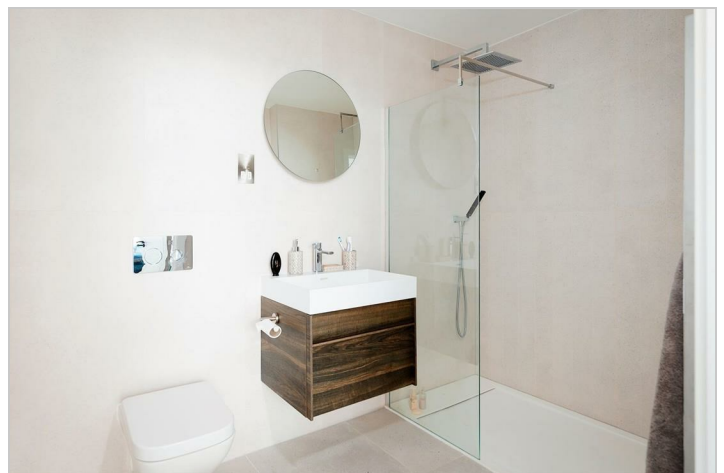
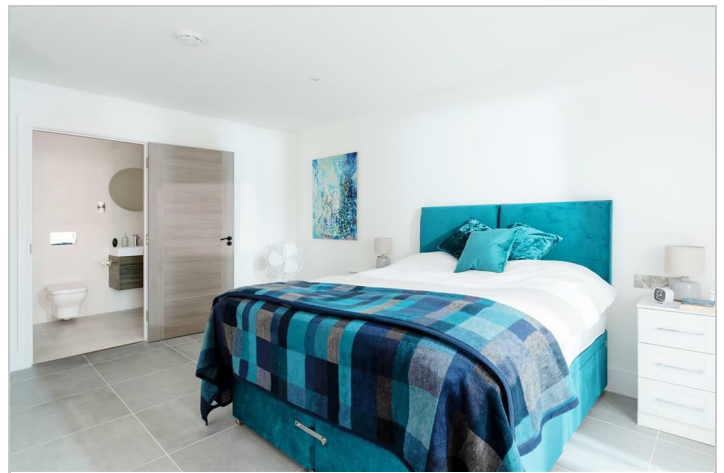
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

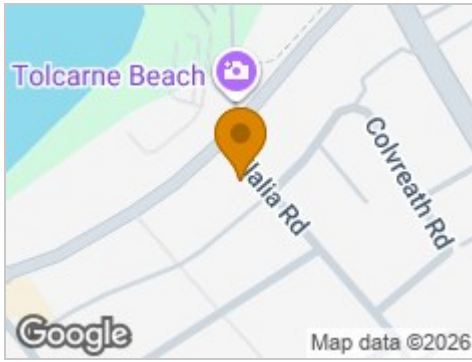
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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Road Map



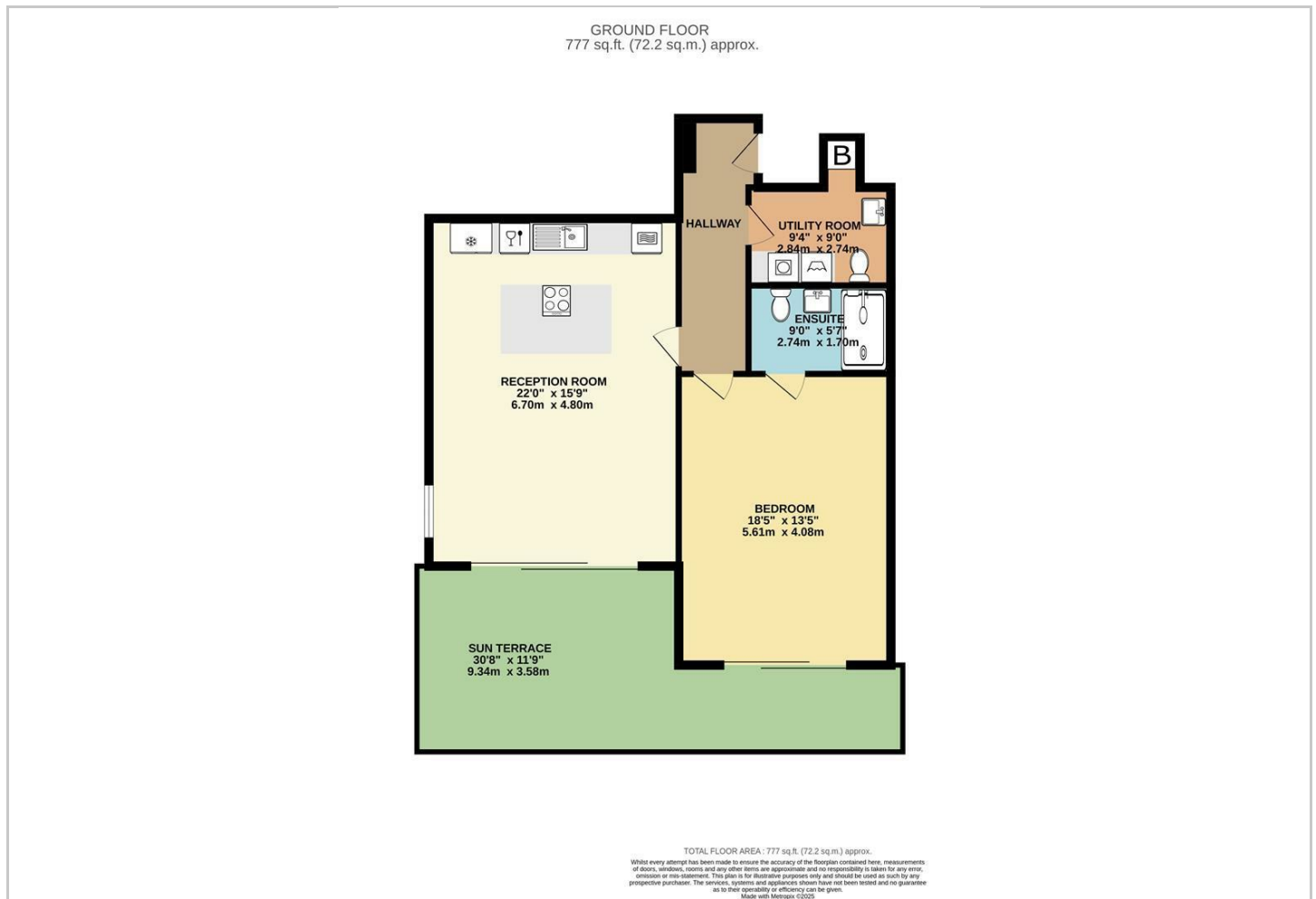
Hybrid Map



Terrain Map



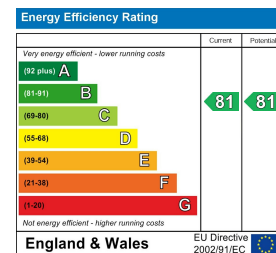
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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