



MAY WHETTER & GROSE

4 PENOLVA 54A SEA ROAD, CARLYON BAY, PL25 3SG

GUIDE PRICE £495,000



*** VIDEO TOUR AVAILABLE ***

NESTLED ON TOP OF THE CLIFF COASTLINE ENJOYING PANORAMIC VIEWS OVER ST AUSTELL BAY, IS THIS FIRST FLOOR FRONT LINE 2 BEDROOM APARTMENT WHICH FORMS PART OF A SELECT DEVELOPMENT SITUATED ALONG ONE OF CORNWALL'S MOST SOUGHT AFTER PRIVATE ROADS. OFFERING ITS OWN CHARACTER AND BENEFITING FROM A BALCONY TO TAKE IN THE FULL ADVANTAGE OF THE SOUTH FACING COASTLINE VIEWS. INTERNALLY OFFERS AN OPEN PLAN LIVING AREA, INCORPORATING LUXURY FITTED KITCHENS WITH APPLIANCES COMPLEMENTED FURTHER WITH THE LUXURIOUS BATHROOMS. LOCATED IN THIS QUIET AND STUNNING SETTING THE PROPERTIES ARE A SHORT DISTANCE FROM THE ST AUSTELL TOWN, MAINLINE RAILWAY, LOCAL GOLF COURSES AND BEACHES.

EPC - B

SEE AGENTS NOTES





Communal Entrance:

Accessed from the main entrance door a communal entrance hall provided access to numbers 6, 5 and 4. Number 4 located on the right hand side. Door with inset spy hole opens to provide access to entrance hall.

Hallway:

21'10" x 7'3" (6.67m x 2.23m)



(maximum measurement)

Double glazed window to front elevation. Engineered wood flooring. LED inset spotlights. Opening through to lounge/diner. Doors to bedrooms one, two and bathroom. Further door provides access to storage room. Wall mounted remote access controls.

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown a popular Georgian harbour side village, is approximately one mile away and can also be reached by the coastal footpath almost opposite the property and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:



From St Austell head out to Carlyon Bay, past Charlestown Primary School and the Cemetery. Taking the right onto Sea Road, follow the road along for approximately half a mile, the apartments will appear on the right hand side.

Bedroom Two:

11'8" x 10'1" (3.58m x 3.09m)

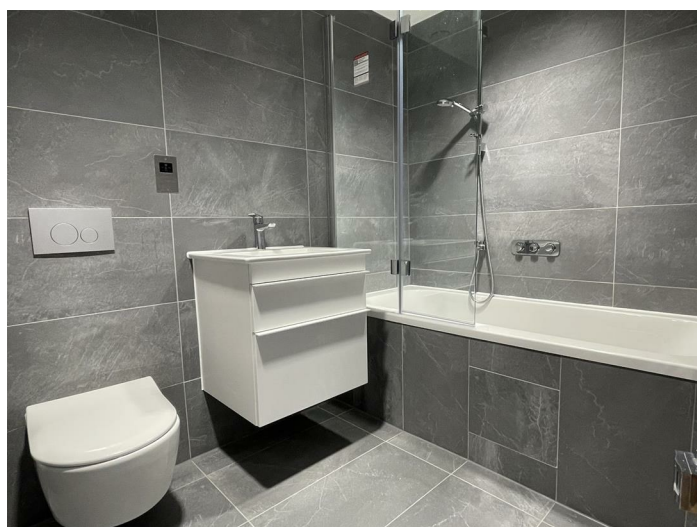


(maximum measurement)

Double glazed window to side elevation. Engineered wood flooring. Satellite point. Telephone point.

Bathroom/WC:

7'8" x 5'6" (2.36m x 1.69m)



Matching three piece white bathroom suite comprising low level WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below, tile enclosed ceramic bath with central mixer tap and fitted shower. Glass shower screen. Tiled walls. Tiled floor. Heated towel rail. Fitted extractor fan.

Bedroom One:

12'7" x 10'0" (3.85m x 3.06m)



Double glazed window to side elevation. Engineered wood flooring. Television aerial point. Telephone point. USB charging points set within power points. Satellite point. Door to en-suite.

En-Suite

5'4" x 5'4" (1.63m x 1.64m)



With a matching three piece white en-suite comprising low level flush WC with dual flush technology and soft close, ceramic hand wash hand basin with central mixer tap and fitted on vanity storage unit and fitted shower cubicle with sliding glass doors and wall mounted shower. Electric plug in shaver point. Fitted extractor fan. Heated towel rail. Tiled walls. Tiled flooring.

Open Plan Living Area:

Lounge/Diner:

30'1" x 13'3" (9.17m x 4.06m)



power points. Engineered wood flooring. LED spotlights.



(maximum measurement)

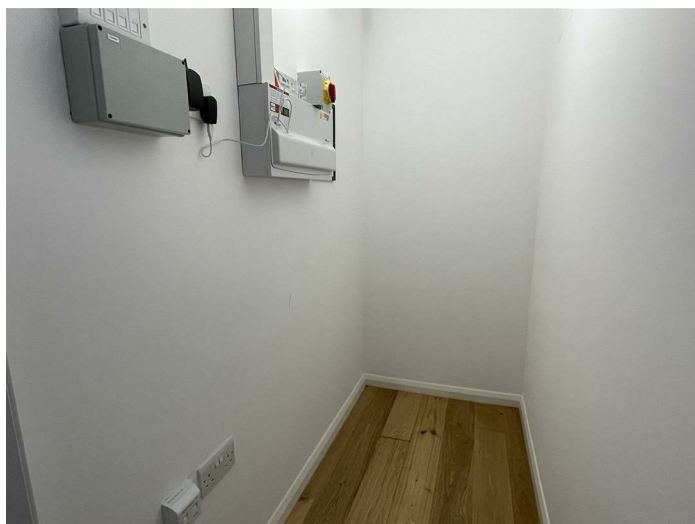
A well lit twin aspect room with double glazed door providing access to the elevated decked area to the rear elevation providing stunning views over St Austell Bay. This elevated, covered balcony benefits from toughened glass with wood balustrade Engineered wood flooring. USB charging points set within the power points. Telephone point. Television aerial point. Radio and satellite connections. LED inset spotlights. Further double glazed windows to rear and right elevations. Opening through to kitchen area.

Kitchen Area:

12'7" x 7'10" (3.84m x 2.39m)

**Store:**

6'2" x 3'0" (1.89m x 0.93m)



Conveniently accessed off the entrance hall. Continuation of wood flooring. Mains fuse box. Master BT Openreach telephone point. Inset lighting.

Flowing beautifully from the lounge/diner area, is the well appointed kitchen with matching wall and base kitchen units fitted with soft close technology. The kitchen benefits from integral fridge freezer, washer dryer and dishwasher. Work surfaces with grooved draining board and one and a half bowl sink with central mixer tap. Fitted microwave. Fitted oven. Four ring electric hon with fitted extractor hood above. Water resistant splash backs. The kitchen also benefits from USB charging points set within the

Outside:



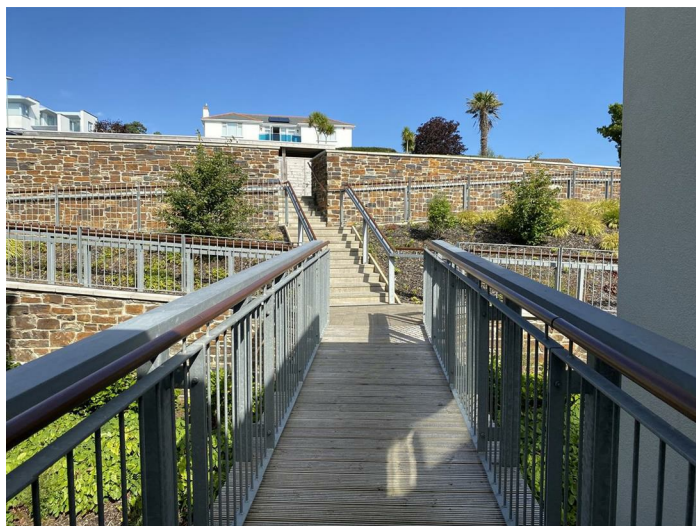
There is one parking space for the apartment together with well tended, pretty garden area. To the front the property offers superb sea and coastline views.



Off the lounge is a stunning sun deck with superb sea and coastal views.



There is a useful bin store adjoining the parking area.



Fixtures And Fittings:

Only those mentioned in this brochure are included on the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but maybe made available by separate negotiation.

Services:



Mains gas central heating and mains electric (underfloor heating). Ventilation system for all rooms.

Tenure:

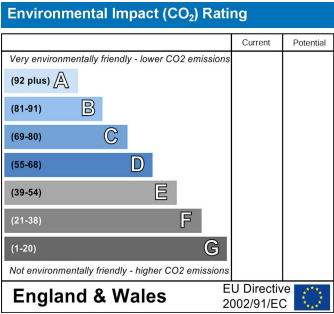
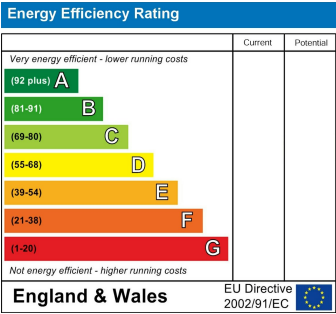


The property is a Leasehold. The rents are a peppercorn only and the lease lengths are 999 years from 1 January 2020. Service Charge £2,852 per annum

Agency Notes:

Each apartment will come with a 10 year CRL Warranty and one allocated parking space, with visitor AND spaces and disability spaces available for both apartment blocks.
All apartments will be sold with a 999 year lease.
Please contact the office for more information.
Photos are from Select Apartments others are available on request.

Please note the property is currently tenanted on a six month tenancy which commenced June 2023.





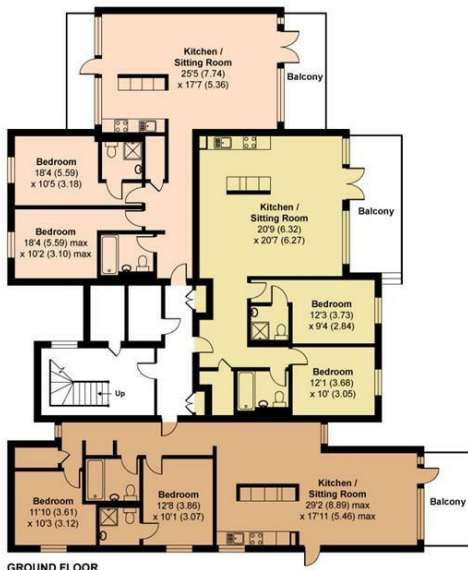
Penolva, Sea Road, Carlyon Bay, St. Austell, PL25 3SG

APPROX. GROSS INTERNAL FLOOR AREA 8864 SQ FT 823.4 SQ METRES



KEY:

- Flat 1 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 2 - APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES
- Flat 3 - APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES
- Flat 4 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 5 - APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.6 SQ METRES
- Flat 6 - APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91 SQ METRES
- Flat 7 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
- Flat 8 - APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT 86.9 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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