



3 St. Georges Court, Looe

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A stylish duplex apartment set within St Georges Court, offering well-proportioned living across two levels, with a bright lounge, opening to a kitchen diner and two generous bedrooms, all moments from the coast in the vibrant fishing port Looe.

THE PROPERTY

Set within the well-regarded St Georges Court, this attractive apartment offers a thoughtfully arranged layout across two levels, with just 8 steps, providing a sense of space and separation rarely found in apartment living.

The main living accommodation is positioned on the upper level, where a generously sized lounge creates a bright and welcoming environment. With good proportions and natural light reflected throughout, this is a room designed for both relaxation and entertaining whilst complementing the delightful sea view. Adjacent, the kitchen/diner offers a practical yet social space, with ample room for dining and everyday living, creating a layout that balances functionality with comfort.

Stairs descend to the lower ground floor, where the sleeping accommodation is neatly arranged. Two well-proportioned bedrooms provide flexibility, whether utilised as guest accommodation, home working space or comfortable main bedrooms. Both rooms benefit from a sense of privacy and separation from the main living areas, adding to the overall versatility of the property, while the master bedroom offers sea views.. A centrally positioned bathroom completes the accommodation, designed for convenience and ease of use.

The overall layout, extending to approximately 796 square feet, gives the apartment a feeling closer to that of a small house, making it particularly appealing for buyers seeking both space and practicality within a coastal setting.

THE OUTSIDE

St Georges Court offers a well-maintained and established setting, ideal as either a permanent residence or a coastal retreat. The development provides ease of access and a manageable lifestyle, with the apartment itself benefiting from a convenient position within the building, and two designated parking spaces.

While the focus here is on low-maintenance living, the surrounding area more than compensates, with immediate access to coastal walks, seafront scenery and open outdoor space just moments away. This is a home that allows its owner to enjoy the outdoors without the upkeep traditionally associated with larger properties.

Opposite the front door is a helpful storage cupboard which houses the gas boiler and condenser dryer and offers additional power and lighting.

Council Tax band: B

Tenure: Share of Freehold





THE LOCATION

Situated in Looe, one of Cornwall's most loved coastal towns, St Georges Court enjoys a location that perfectly combines everyday convenience with seaside lifestyle.

Looe is known for its working harbour, sandy beaches and vibrant atmosphere, offering a selection of independent shops, cafes and restaurants. Both East and West Looe are within easy reach, connected by the iconic harbour bridge, and provide a mix of traditional charm and modern amenities.

For those drawn to the outdoors, the South West Coast Path is close by, offering spectacular clifftop walks and access to nearby coastal destinations. Whether as a main home, holiday base or investment, this location provides a consistently strong lifestyle offering in one of Cornwall's most desirable seaside settings.

FAQs

Tenure – Share of Freehold, split between 8 apartments

Lease length – 943 years remaining.

Service charge – £600 per annum. Paid half yearly.

Seller's Position – Buying on

Services - Mains gas, electric, water and drainage.

Use - Although the property can be used as a second residence they are not allowed to be let out for holiday use such as airbnb.

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 per party (including VAT) is charged to cover the cost.

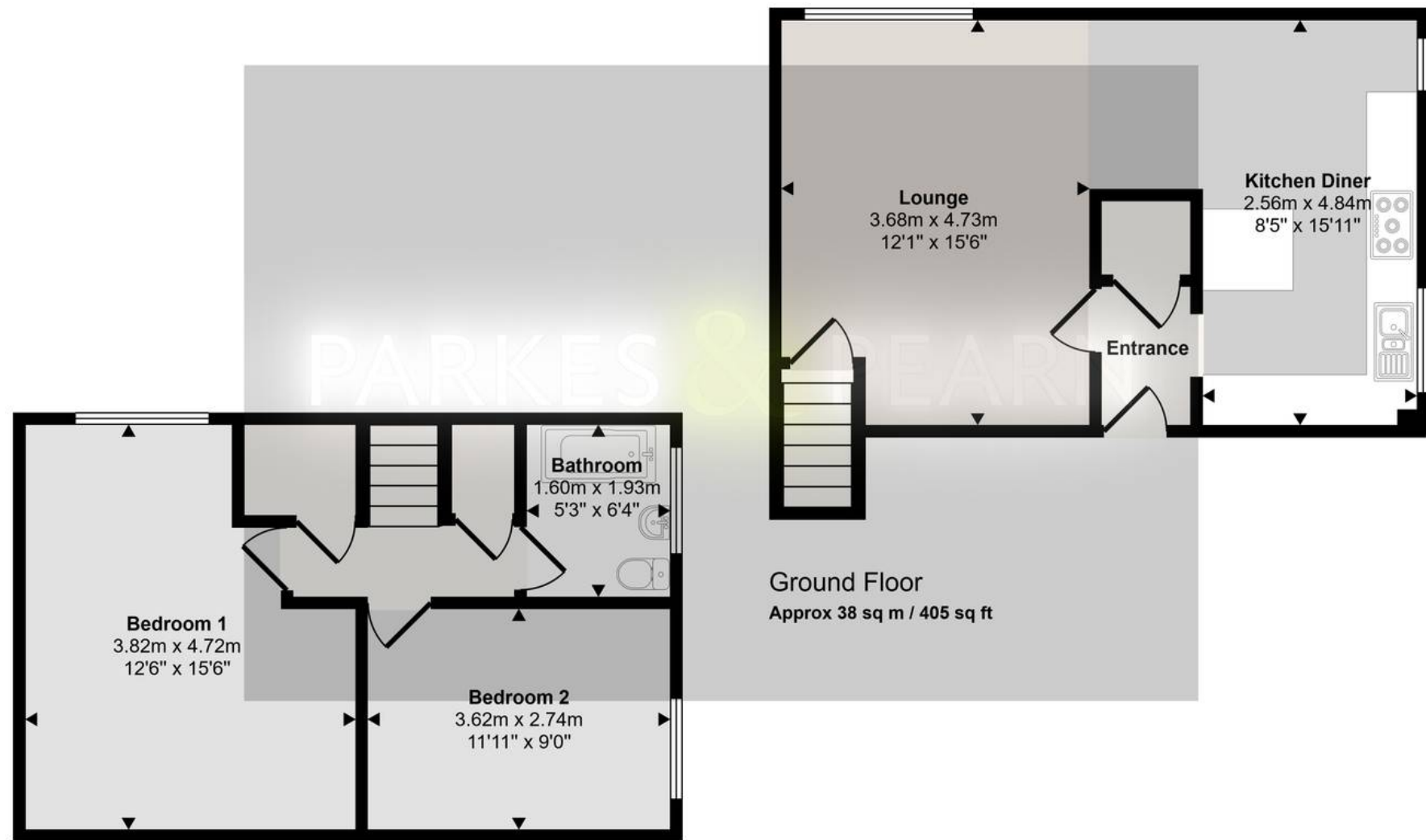
We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

DIRECTIONS

Postcode – PL13 2DX

what3words - ///options.trickled.proves

Approx Gross Internal Area
74 sq m / 796 sq ft



Lower Ground Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • hello@parkesandpearn.co.uk • www.parkesandpearn.co.uk/