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**Jackie Stanley**  
 ESTATE AGENTS



Yards from the Beach  
 Exclusive Development  
 High Specification Duplex Apartment  
 Two Bedrooms/Two Bathrooms  
 Open Plan Living Space  
 Two Balconies  
 Courtyard Garden & Allocated Parking

**2 Seaspell, Constantine Bay**  
**£599,950**

High specification two storey duplex apartment with views over the golf course to the sea, in an exclusive development within just a few minutes walk of the stunning beach at Constantine Bay. Must be viewed, sunny interior & two balconies plus courtyard garden & parking.

For further information about this property please visit our office or call us on

**01841 532555**

rightmove Zoopla.co.uk PrimeLocation.com



Registered Office  
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67  
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TOTAL APPROX FLOOR AREA 1011 SQ.FT. (94 SQ.M.)

2 Seaspell is part of a prestigious and exclusive development of six individually designed bespoke homes offering a taste of living 'beside the sea' in one of the most sought after coastal locations. The property is located approximately 300 meters from the spectacular Constantine Beach and borders the renowned Trevose Golf and Country Club. The apartment benefits from high specification accommodation including underfloor heating, contemporary sanitary ware, Neff integral kitchen appliances, Porcelanosa ceramic floor and wall tiling, and hardwood internal doors.

2 Seaspell is a duplex apartment incorporating two floors of contemporary accommodation with a large open plan living space providing views across the golf course to the sea from the windows and semi-circular balcony with glass and stainless steel surrounds. To one side is a super stylish fitted kitchen with a range of top quality appliances that includes a Neff oven, grill and plate warmer, fridge, freezer, dishwasher and washer/dryer.

From the inner hall is a stylish family bathroom and a double bedroom with bi-folding doors that open to the rear balcony with stainless steel and glass surrounds. On the second floor is a large master bedroom with lovely views over the golf course and out to sea and a luxury en-suite bathroom with bath and separate shower cubicle.

In addition to the two balconies, there is a private courtyard garden which is fully enclosed with fence and a stone wall boundary. From here are external steps leading up to the front entrance door. Separately there is a lockable storage unit and allocated parking for two cars. There is also private access via a footpath to the beach and the golf club. Services to the property include mains water and electricity, private drainage and LPG gas central heating.

The property is leasehold with approximately 148 years remaining on a 150 year lease and subject to a ground rent of £1 per annum and a service charge of approximately £1000 per annum. Built in 2015, Seaspell also benefits from a 10 year NHBC warranty.

Constantine Bay is one of the most popular bays in North Cornwall, home to one of its finest and renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and St Merryn village is just one mile distant with a selection restaurants, shops and public houses. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant.

To find Seaspell, 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, bearing left at Trevose Golf Club. Drive to Constantine Bay stores and then turn right towards the beach. The entrance to Seaspell can be found further down on the right hand side. The postcode for satellite navigation is PL28 8JJ.

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For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.