

5 Sandhills
CONSTANTINE BAY




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ESTATE AGENTS



- **Located in Highly Desirable Constantine Bay**
- **Just 300 Yards from the Sand & Surf**
- **Two Storey Holiday Apartment**
- **Two Double Bedrooms/One Shower Room**
- **Open Plan Living Accommodation**
- **Well Tended Communal Gardens & Communal Parking**
- **The Perfect Bolthole & Investment Property**



Located just 300 yards from the highly regarded surfing beach at Constantine Bay within the Sandhills development, number 5 Sandhills is a storey two double bedroom holiday apartment.

The wonderful location just moments from the spectacular beach makes this an ideal 'lock up and leave' home from which to enjoy all the fabulous amenities Constantine and the surrounding bays has to offer. The accommodation, which is in need of some modernisation, comprises an entrance hall and a double bedroom with sink on the ground floor. Stairs rise to the first floor where there is an open plan living/kitchen/dining area. There are some views to the sea from here. A second double bedroom and shower room completes the accommodation.

There are extensive and well tended communal lawned gardens and the approach from Beach Road is via a gated entrance. We understand number 5 has two allocated parking spaces.

The property benefits from the remainder of a 999 year lease, however, the Freehold is owned by all the residents and number 5 has a share in that Freehold. Each property owner owns a share in the management company (which owns the freehold) and the maintenance charge of £400 per quarter includes buildings insurance and maintenance of the common areas. Services to the property include mains water and electricity with a septic tank drainage system.

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 Trevoze. 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.



5 Sandhills, Constantine Bay
PL28 8JJ
£365,000 guide

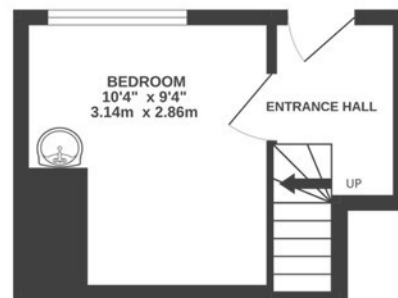
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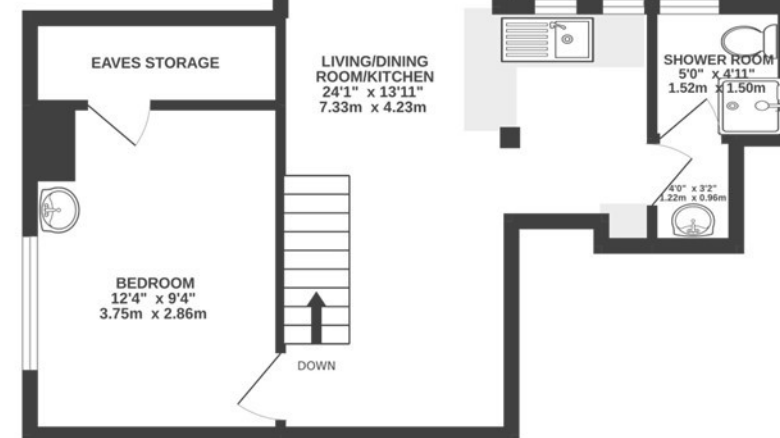
"Just 300 yards from the highly regarded surfing beach"

To find Sandhills, 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. Once in Constantine Bay, head down Beach Road towards the beach and Sandhills can be found approximately 300 yards before the beach itself on the left hand side. The postcode for satellite navigation is PL28 8JJ. found approximately 300 yards before the beach itself on the left hand side. The postcode for satellite navigation is PL28 8JJ. What3words: easygoing.handbag.reissued

GROUND FLOOR
128 sq.ft. (11.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.