12 The Beach House

PORTH

Jackie Stanley

ESTATE AGENTS

- ***Contemporary Two Double Bedroom Apartment***
- ***Desirable Beachside Position***
- ***Instant Access to Porth Beach and South West Coast Path***
- ***Spacious Open Plan living Space Modern Integrated Kitchen***
- ***Decked Balcony***
- ***Allocated Parking Space & communal Storage***
- ***Currently a Successful Holiday Rental & Available Fully Furnished***
- ***Ideal Permanent Residence or Second Home in Sought After North Coast Location***

Situated in an exceptional beachside position just yards from the golden sands and rolling surf of Porth Beach, Apartment 12, The Beach House presents a rare opportunity to acquire a superb contemporary coastal apartment within one of North Cornwall's most desirable waterfront developments. Forming part of an exclusive collection of just twelve apartments, the property is equally suited as a permanent residence, luxurious holiday home or highly successful investment opportunity.

A secure communal entrance provides access via both lift and staircase to all floors, with Apartment 12 occupying an enviable second-floor position. Beautifully presented

throughout, the accommodation comprises two generous double bedrooms, including a principal bedroom with a Juliet balcony and a stylish en-suite shower room, together with a well-appointed guest bedroom and a contemporary family bathroom.

The heart of the apartment is the impressive open-plan living space, designed for modern coastal living. Flooded with natural light, the room seamlessly combines a comfortable sitting area, dining space and a sleek, fully integrated kitchen complete with breakfast bar and quality appliances. Full-width bi-fold doors open onto a private balcony, creating an effortless connection between the interior and the outdoors and providing the perfect setting for al fresco dining or simply relaxing after a day on the beach.

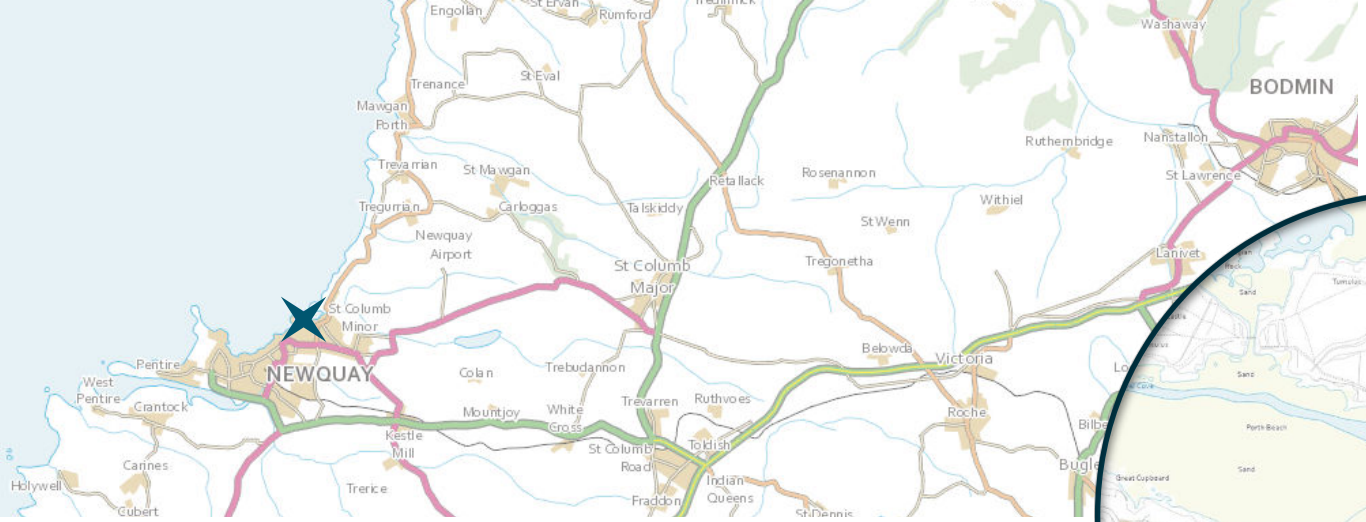
The apartment is held on the remainder of a 999 year lease from 2006 and benefits from a share of the freehold. The exterior of the development has recently undergone an extensive programme of refurbishment, ensuring the building is presented to an excellent standard. Annual service charges are approximately £4,100. Further benefits include an allocated parking space, a communal storage area for surfboards and bicycles and pets are permitted under the terms of the lease. Services include mains gas, electricity, water and drainage. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

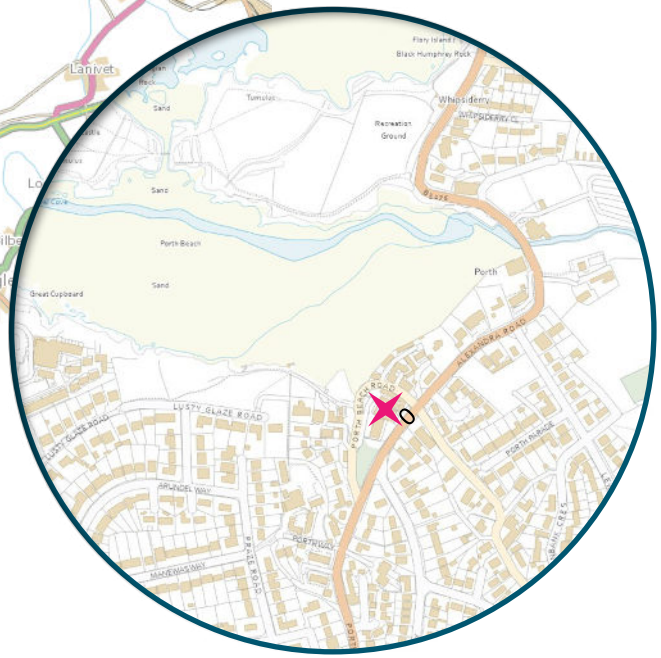
The Beach House occupies an unrivalled position just metres from the magnificent golden sands of Porth Beach, one of Newquay's most picturesque and family-friendly bays. Framed by dramatic coastline designated as an Area of Great Landscape Value, the location offers an enviable coastal lifestyle whilst remaining just 1.5 miles from the vibrant centre of Newquay, renowned for its extensive selection of cafés, restaurants, bars, boutique shops, cinema, aquarium, zoo and leisure attractions.

12 The Beach House, Porth, TR7 3DR

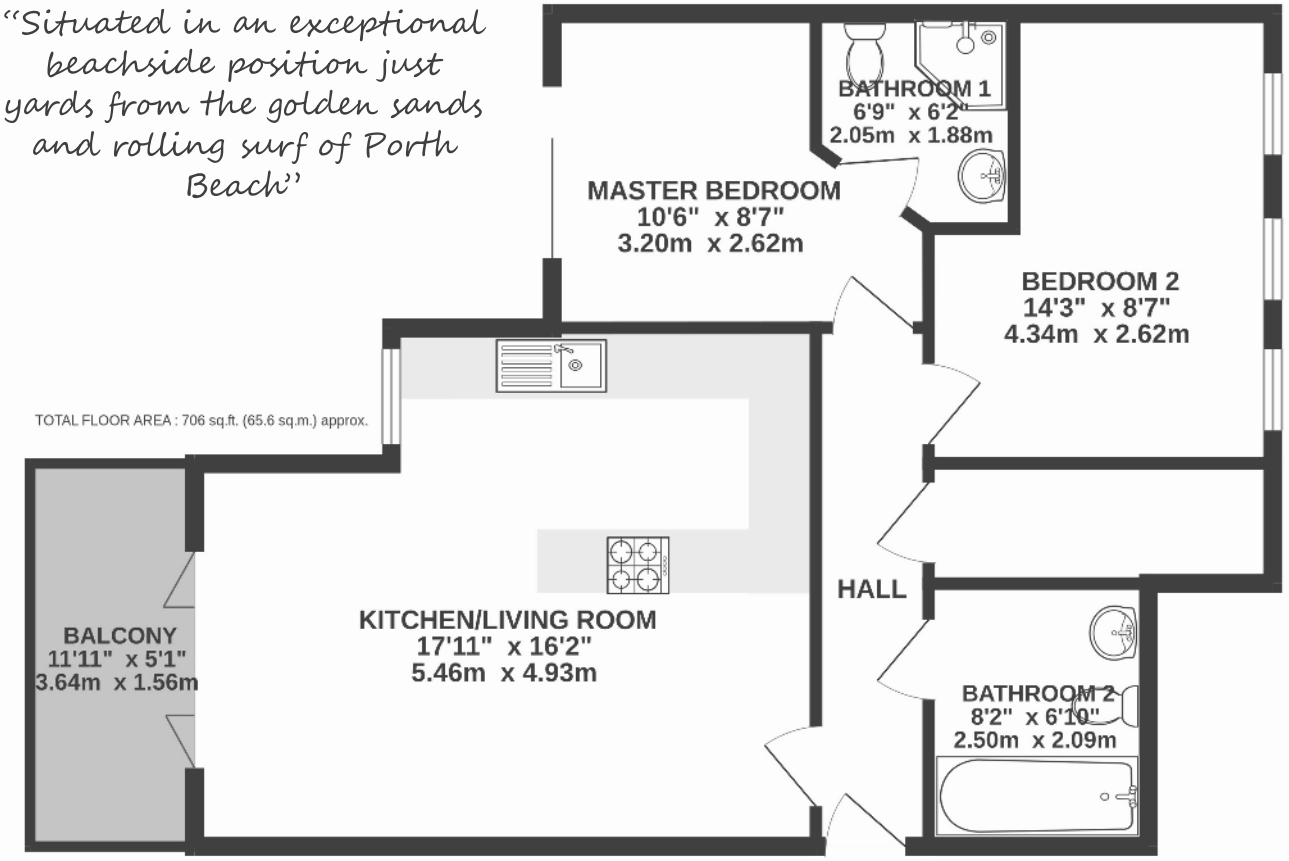
£275,000 guide

t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF





"Situated in an exceptional beachside position just yards from the golden sands and rolling surf of Porth Beach"



Just around the headland lies the renowned Watergate Bay, celebrated for its wide sandy beach, thriving watersports scene and excellent restaurants, whilst the highly sought-after village of Mawgan Porth is less than four miles away along the spectacular coastal road. Newquay Airport, offering an increasing number of domestic and international connections, is also within approximately four miles, making this an exceptionally accessible coastal retreat.

To find The Beach House, from the A39 head towards Newquay along the A3059 and onto Henver Road. At the first mini roundabout, turn right signposted to Porth. Drive down the hill towards the beach and take the turning on the left to Porth Beach Road. The Beach House can be found along on the right hand side. The postcode for satellite navigation is TR7 3DR. What3words: expect.translated.comedians

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