

NEWQUAY PROPERTY CENTRE



STUNNING COASTAL HOUSE IN PENTIRE WITH PANORAMIC SEA, COAST, AND BEACH VIEWS DIRECTLY OVER FISTRAL BEACH. CONTEMPORARY ACCOMMODATION TO INCLUDE TWO BEDROOMS, OPEN PLAN LIVING, LARGE BALCONY, GARAGE, AND SWIMMING POOL!



3 Fistral Court, Pentire Avenue, Newquay,
TR7 1PD

£349,950
Leasehold

our ref: CNN9224

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: TBC
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- DIRECTLY OVERLOOKING FISTRAL BEACH
- STUNNING TWO BEDROOM COASTAL HOME
- PANORAMIC SEA, COAST, AND BEACH VIEWS
- ON SITE COMMUNAL SWIMMING POOL
- CONTEMPORARY OPEN PLAN LIVING SPACE
- UPVC DOUBLE GLAZING AND ELECTRIC UNDER FLOOR HEATING
- LARGE BALCONY OVERLOOKING POOL AND VIEW
- GARAGE WITHIN BLOCK
- IDEAL SECOND HOME/HOLIDAY LET



OWNERSAYS...

“The guests have always been so positive about the place and so many have come back!”



CONSIDER THIS...

WHAT WE LOVE: Fistral Court pound for pound is one of the best coastal complex's in Pentire! Share of the freehold, garage, swimming pool, huge balcony and that view! - Amazing.

MOREDETAIL...

SUMMARY: This superb two bedroom coastal house is situated in a popular near waterside complex overlooking the stunning Fistral Beach. The property has contemporary accommodation including a wow factor open plan lounge/diner/kitchen, large sea facing balcony, two great sized double bedrooms, a modern fitted bathroom, a very useful basement storage area, its own garage, and a residents swimming pool.

From its own south facing lawn front garden there is access into the property.

At the entrance there is a hatch to the basement, which is a large area underneath the kitchen, excellent storage or perhaps able to be repurposed for other uses.

The kitchen has a sleek range of contemporary white units with gorgeous dark quartz work surfaces as well as eye level double oven, electric hob, dishwasher, and further spaces for white goods. There is ample room for a dining suite under the stairs. An on trend glass partition divides the kitchen/diner to the living room. Wow inducing views strike you immediately from large windows and patio doors looking directly over the view, this also provides access out onto the private balcony which is particularly spacious with more than enough room for sun loungers and/or patio furniture. A great place to relax and unwind over a cool drink on a summer's afternoon, watching the sun set over Fistral Beach or relaxing after a dip in the pool. Incidentally it also looks directly over the pool as well as the view.

From the first floor landing there are two great sized double bedrooms, the largest of which has fitted furniture and full height and width double glazed windows which incorporate the most wonderful open plan sea, coast, and beach views over Fistral Beach from this vantage.

The bathroom has a quality white suite with corner style bath, with mosaic tiling and shower over, as well as wash basin and WC in modern styles. There is also plentiful light from skylight windows.

Fistral Court is a development of unrestricted coastal houses within a neat complex. Each property itself is held on the remainder of a 999 year lease from 1999 with an equal share of the freehold. The residents employ Penina Property Management to oversee the general day to day maintenance of the complex and grounds. For this there is a monthly service charge of £140 but there is no ground rent to pay. The swimming pool is heated between March-November. There are neatly maintained gardens and grounds that surround the resident's carpark, and this property also benefits from its own allocated garage.

Stepping out of the complex a short walk will take you to Fistral Beach or a slightly longer walk will take you into the town centre. Absolutely fantastic. Currently operating as a successful holiday let, fixtures and fittings available by separate negotiation. If buyers would like to see the active holiday let listing please visit cottages.com and search Chacewater.

All enquiries via sole agents Newquay Property Centre.



THELOCATION...

LOCATION: Pentire remains Newquay's hottest property location, and it's easy to see why! The peninsula of Pentire is surrounded by natural beauty and rugged coastline looking out over the Atlantic Ocean.

On the southern side of Pentire there is the magical Gannel Estuary with its calm tidal waters and beautiful countryside backdrop. It's a great place to enjoy a quieter pace, whether it be walking the dog at low tide, paddle boarding at high tide or rock pooling for crabs with the children. The Gannel is rarely explored, but always adored.

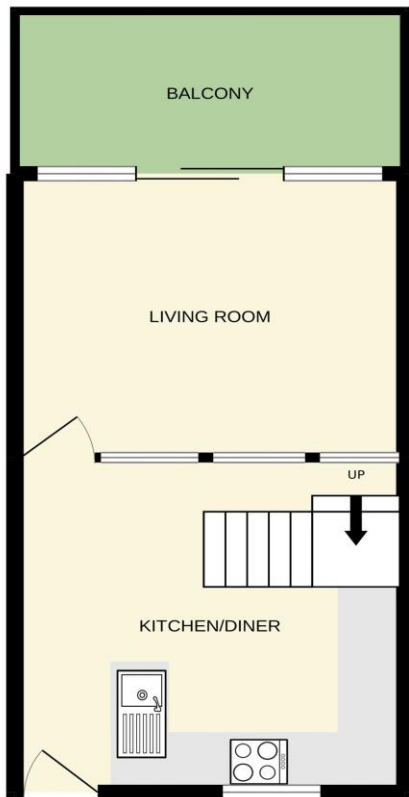
On the Northern side of Pentire there is the world famous Fistral Beach: Newquay's largest and most popular beach. With a vast expanse of golden sand and protected sand dunes there's always room to find your spot for the day with the family. Fistral Beach consistently has world class surfing waves, attracting water sports enthusiasts from all over the world. The Boardmasters surf festival is hosted annually which is twinned with the 50,000-capacity music festival at Watergate Bay. The week long beach festival culminates with a WQS ranking surf competition, where you can stand on the shoreline and watch the action. At the North end of the beach there is a large well-equipped complex of boutique shops, fine restaurant's and trendy bars and the iconic 5-Star Headland Hotel sits proudly in the background.

The main town centre of Newquay is approximately a mile from Pentire. Here you will find something for everyone including a different beautiful beach for each day of the week. Pentire quite simply is the perfect place to live, holiday, play or rest in one of Cornwall's crowning jewels

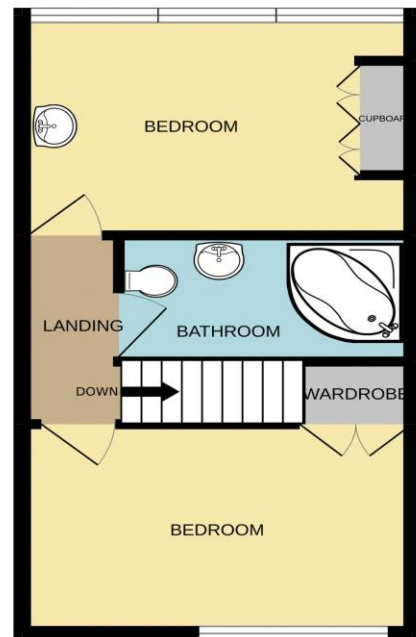


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Entrance	First Floor Landing	Basement Storage	Council Tax Band: Currently business rates apply £0
Open Plan Lounge/Diner/Kitchen 24' 9" x 13' 0" (7.54m x 3.96m)	Bedroom One 12' 10" x 8' 6" (3.91m x 2.59m)	Garage	
Balcony 13' 1" x 11' 9" (3.98m x 3.58m)	Bedroom Two 12' 11" x 8' 4" (3.93m x 2.54m)	Residents Onsite Swimming Pool	
	Bathroom 9' 10" x 4' 11" (2.99m x 1.50m)		

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.