



NEWQUAY
PROPERTY
CENTRE



27 Surf View , Camullas Way, Newquay, Cornwall, TR7 1PP

A STUNNING COASTAL APARTMENT IN PENTIRE WITH BREATHTAKING SEA AND COAST VIEWS OVER FISTRAL BEACH. CONTEMPRARY GROUND FLOOR HOME WITH TWO DOUBLE BEDROOMS, ALLOCATED PARKING AND ON SITE HEATED COMMUNAL SWIMMING POOL, ALL JUST MOMENTS AWAY FROM THE BEACH.

£270,000
Leasehold

our ref: CNN10042

KEY FEATURES



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- BREATHTAKING SEA AND COAST VIEWS
- ONSITE OUTDOOR HEATED POOL
- PRIME GROUND FLOOR POSITION
- MODERN OPEN-PLAN LAYOUT
- 2 SPACIOUS DOUBLE BEDROOMS
- UPGRADED SLEEK KITCHEN DESIGN
- LUXURIOUS DOUBLE SHOWER SUITE
- GAS-FIRED CENTRAL HEATING & UPVC DG
- ALLOCATED & VISITOR PARKING
- PERFECT HOLIDAY LET INVESTMENT



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Energy rating (EPC) TBC

Council tax band: **A**

SUMMARY

Introducing 27 Surf View: A Modern Coastal Haven with Breathtaking Views

Nestled in the heart of Pentire, overlooking the iconic Fistral Beach, lies 27 Surf View—a meticulously updated, modern apartment offering unparalleled vistas of the sea and coastline. Boasting a prime ground floor position within the sought-after Surf View development, this residence not only captures the essence of coastal living but also presents a lucrative opportunity for holiday letting investment.

Step inside to discover an inviting open-plan layout, seamlessly integrating a stylish kitchen, dining, and lounge area. Adorned with sleek sage green units, the kitchen exudes modern charm and functionality, complete with essential appliances and a sociable breakfast bar.

However, it's the living space that steals the spotlight, with a large window framing panoramic views that will leave you in awe. Whether you're enjoying your morning coffee or unwinding after a long day, this space offers the perfect backdrop for relaxation and tranquillity. Venture further into the apartment, and you'll find two generously proportioned double bedrooms, one of which boasts those same mesmerizing coastal views. The upgraded double shower suite,



featuring on trend tiling and pristine white sanitaryware, epitomizes luxury and comfort.

Surf View is not just a feast for the eyes; it's designed for practicality and convenience too. With gas-fired central heating and UPVC double glazing throughout, you can enjoy year-round comfort in contemporary surroundings.

Outside, the development offers ample parking for residents and visitors alike, with an allocated space conveniently close to the apartment. Communal lawned gardens provide a tranquil setting for outdoor relaxation, while the pièce de résistance is undoubtedly the outdoor heated pool—perfectly positioned to soak in the views while enjoying a refreshing swim.

Whether you're seeking a permanent residence, a holiday retreat, or a savvy investment opportunity, Surf View ticks all the boxes. Don't miss your chance to own a slice of coastal paradise in one of Pentire's most coveted locations. Schedule your viewing today and prepare to be captivated by the beauty of Surf View.

THE LEASE:

Length of Lease: 999 years

Lease Start Date: 1999

Ground rent: Included in the Service Charge

Service charge & Info: £142pcm

Management Company: Penina Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

FIND ME USING WHAT3WORDS: accented.plank.feel

ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Allocated x 1, Visitor x 15

Heating and hot water: Gas Central Heating for both.

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance

Open Plan

Kitchen/Diner/Lounge

23' 9" (7.23m) (Max Measurement) Overall

Kitchen area

12' 3" x 8' 3" (3.73m x 2.51m)

Lounge/Diner area

14' 7" x 10' 5" (4.44m x 3.17m)

Inner Hall

Bedroom 1

10' 8" x 10' 5" (3.25m x 3.17m) plus wardrobes

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m)

Shower Room

9' 1" x 5' 2" (2.77m x 1.57m)

Allocated Parking



LIKE TO KNOW MORE?

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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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