



26 Sydney Road, NEWQUAY, Cornwall, TR7 1NQ

A BEAUTIFUL DOUBLE FRONTED TOWNHOUSE LOCATED ON ONE OF CENTRAL NEWQUAY'S MOST DESIRABLE STREETS CLOSE TO FISTRAL BEACH. THREE STOREYS OF SPACIOUS ACCOMODATION IN A "BOHEMIAN" STYLE, PERFECTLY SUITED TO THE BEACH LIFESTYLE. 3 BEDROOMS, LARGE LOFT ROOM, 2 VAST RECEPTION ROOMS, SUNNY GARDEN AND PARKING.

£425,000
Freehold

our ref: CNN8226

KEY FEATURES



3

- PRIME CENTRAL LOCATION NEAR FISTRAL BEACH & THE HARBOUR



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- STUNNING DOUBLE FRONTED PERIOD TOWNHOUSE



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- THREE GENEROUS BEDROOMS PLUS LOFT ROOM

- SPACIOUS 30FT FAMILY KITCHEN/DINER WITH AGA

- RECENTLY REFURBISHED BATHROOM & SECONDARY WC

- BESPOKE ABSTRACT MURAL DECORATION BY LOCAL ARTIST

- SPACIOUS SOUTH-FACING PRIVATE GARDEN

- OUTDOOR HOT & COLD SHOWER WITH SURFBOARD RACK

- OFF-STREET DRIVEWAY PARKING

- NO ONGOING CHAIN

Energy rating (EPC) TBC

Council tax band: **C**

SUMMARY

Introducing 26 Sydney Road, an exceptional property nestled in the heart of central Newquay. This double-fronted period townhouse offers a rare combination of style, comfort, and location, situated in one of the most desirable streets in the area.

Location is paramount, and 26 Sydney Road boasts an enviable position, just moments away from the renowned Fistril Beach and the trendy Harbour side of the town centre. Newquay's popularity has soared in recent years, evolving into not only the UK's premier surfing destination but also a hub of family-friendly attractions, trendy bars, and high-end restaurants.

As you approach the home, the striking double-fronted style makes an immediate impression. A smart gate and vibrant Bumble Bee yellow composite front door lead into a space adorned with stunning original Minton tiled flooring. The interior exudes a relaxed Bohemian feel, echoing the easy-going outdoor lifestyle of Newquay. Step inside, and you'll discover two open-plan reception rooms, each with its own unique



charm. The lounge/diner is both spacious and cosy, featuring a focal feature multi-fuel burner and bespoke abstract mural painted throughout by renowned local artist "Kaca Tomasini." Adjacent to this, the kitchen/diner serves as the heart of the home, measuring an impressive 30ft overall and offering a perfect blend of contemporary and traditional design, also decorated by Kaca Tomasini. We can just imagine all the memory filled family gathering sat around the dining table.

Upstairs, three bedrooms await, two incredible front facing king size rooms and one rear facing smaller double room. The main bathroom has recently been refurbished to a high standard including a P-shaped bath suite with easy clean splash backs, shower over the bath and custom design flooring. Usefully there is a sperate secondary WC next door. The entire second floor has been converted into a large loft room, providing versatile space with exposed beams, lots of storage and Velux windows.

Outside, the gardens are a true highlight, boasting a sunny southerly aspect and offering a private retreat with low-maintenance patio and deck areas. The vendor has added thoughtful touches such as an outdoor hot & cold shower, wetsuit, and surfboard racks, enhancing the coastal lifestyle experience.

Completing the package is off-street parking, providing convenience and peace of mind in this central location.

26 Sydney Road encapsulates the essence of coastal living in Newquay. With its prime location, unique character, and impressive features, this property presents a rare opportunity to embrace the vibrant lifestyle of this popular seaside town. Don't miss your chance to make it yours—schedule a viewing today and experience the best of Newquay living firsthand.

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Private rear driveway x1

Heating and hot water: Gas Central Heating for both.
New Boiler in 2020

Accessibility: Level with stepped entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

GROUND FLOOR

1ST FLOOR

2ND FLOOR

Vestibule & Hall

20' 6" x 3' 3" (6.24m x 0.99m) Minimum Measurements

Kitchen/Diner

30' 9" x 10' 3" x 8' 4"

Lounge/Diner

25' 6" x 10' 3" (7.77m x 3.12m)

First Floor Landing

11' 4" x 8' 9" (3.45m x 2.66m) plus stairs

Bathroom

10' 3" x 7' 7" (3.12m x 2.31m) P-Shaped

WC

5' 10" x 2' 3" (1.78m x 0.69m)

Bedroom 1

14' 6" x 14' 4" (4.42m x 4.37m) Max Measurements

Bedroom 2

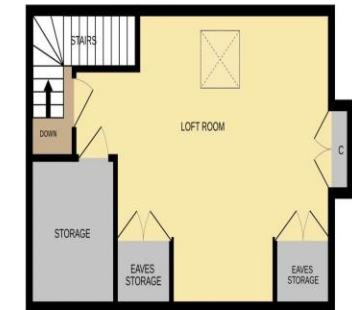
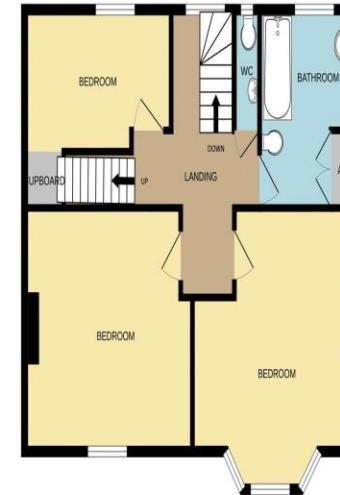
14' 0" x 12' 5" (4.26m x 3.78m) Max Measurements

Bedroom 3

12' 5" x 7' 3" (3.78m x 2.21m) plus wardrobes

2nd Floor Loft Room

17' 10" x 11' 10" (5.43m x 3.60m)



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