



ROHRS & ROWE



*The Penthouse  
28 The Sands  
Porthrepta Road  
Carbis Bay  
St Ives  
TR26 2FG*

- Stunning Penthouse with outstanding panoramic sea views
- 34' x 14'6 kitchen dining area with sea views
- Large living area with balcony and sea views
- 2 bedrooms - master with en suite
- Bathroom
- Utility room
- Communal lift access
- Private parking space & additional guest parking spaces
- Established holiday letting income
- Under floor heating
- 999 year leasehold
- Fully residential status
- EPC B



**SUPERB PENTHOUSE APARTMENT ENJOYING PANORAMIC SEA VIEWS OVER CARBIS BAY**



Carbis Bay Beach: 0.3 Miles • St. Ives Harbour: 2.5 Miles • Penzance: 8.5 Miles • Sennen Cove: 17 Miles • Truro: 23 Miles • Falmouth: 25 miles • Newquay Airport: 38 Miles

## LOCATION

Carbis Bay is a spectacular coastal location, best known for its beautiful long sandy beach across which The Penthouse has truly outstanding panoramic views, towards the next bay of St Ives in the west, right the way across the bay to Godrevy Lighthouse and further up the coast, with glimpses to Trevoze Lighthouse near Padstow on a clear day.

There is a delightful coastal walk into neighbouring St Ives as well as a very scenic railway link which offers the most amazing views across the bay along its journey. Nearby restaurants include The Carbis Bay Beach Club and the Carbis Bay Hotel, which also offers excellent spa facilities.

St Ives is a beautiful location renowned for its white sandy harbour and turquoise seas. It is easy to see why it's such a highly sought-after destination as the town offers so much including 3 stunning beaches for surfers or family days out alike, with the wonderful Porthminster Beach and The Harbour being most popular for families and Porthmeor for the surfers. St Ives is made up of charming streets that offer a wonderfully eclectic mix of boutique shops, bars and restaurants for all tastes with the fabulous Porthminster Beach Cafe being one of the better known. The magical light of St Ives has attracted artists for many generations - including Barbara Hepworth, Bernard Leach and Terry Frost to name just a few.

## PROPERTY

Set on the top floor of this fabulous purpose built modern development and accessible by either stairs or a lift, The Penthouse enjoys the best views from its elevated position with outstanding vistas over the bay on three aspects. The layout of the open plan living accommodation creates a great sense of interesting space with the main living area being over 18' x 15' and has access to the balcony and the kitchen dining area flows well and is over 38' in length. The two double bedrooms are both generous with the master benefiting from an en suite and there is a well appointed family bathroom. There is in addition a utility room and good levels of storage as well as use of a further store for surfboards and alike.

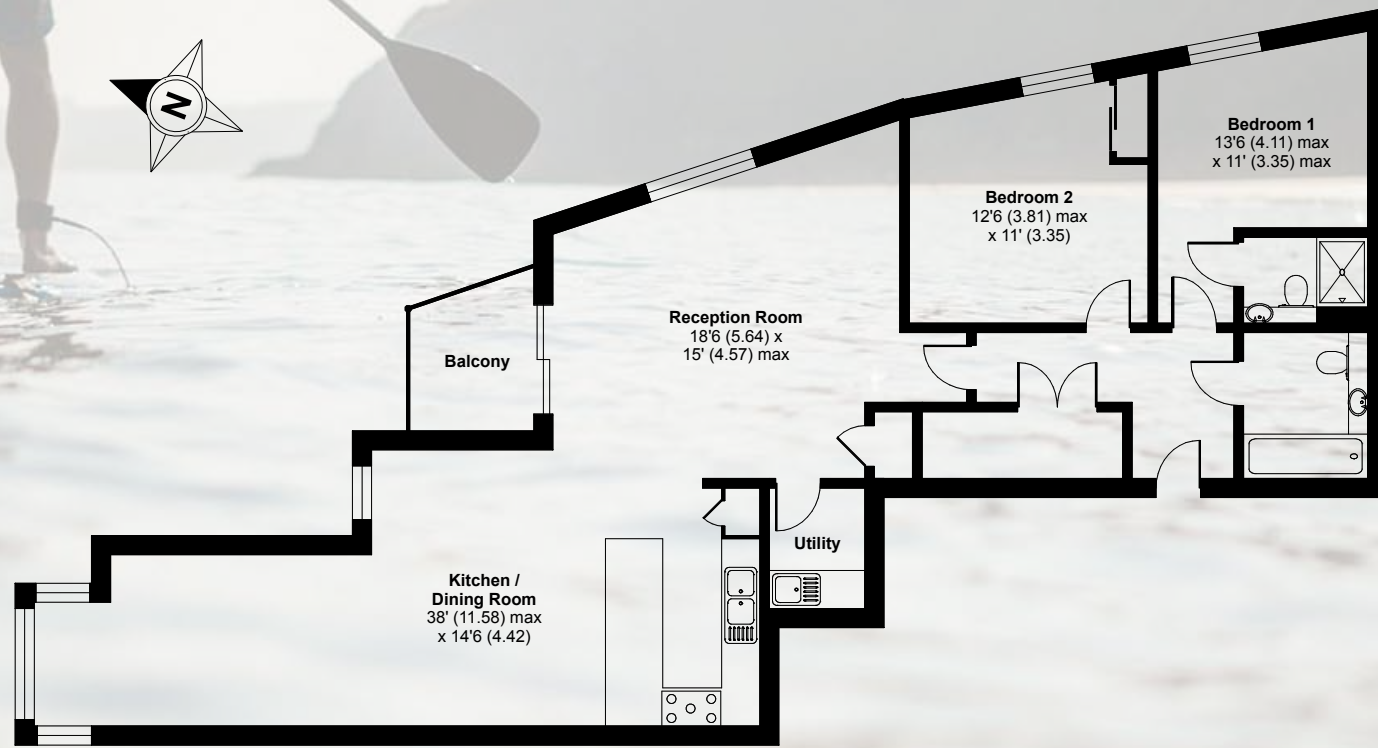


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# Apartment 28, The Sands, Porthrepta Road, Carbis Bay TR26 2FG

APPROX. GROSS INTERNAL FLOOR AREA 1272 SQ FT 118.1 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

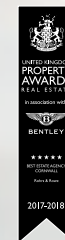
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**Services:** Mains electricity, gas, water and drainage.

**Tenure:** Leasehold. Remainder of 999 year lease.

**Directions:** Travel from the A30 following signs for St Ives. Pass through Lelant and continue for about a mile and enter into Carbis bay after a short distance turn right into Porthrepta road. Travel down the hill for about 200 meters, The sands will be found on the left hand side of the road.

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**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** Info@RohrsAndRowe.co.uk

**WEBSITE** www.RohrsAndRowe.co.uk

