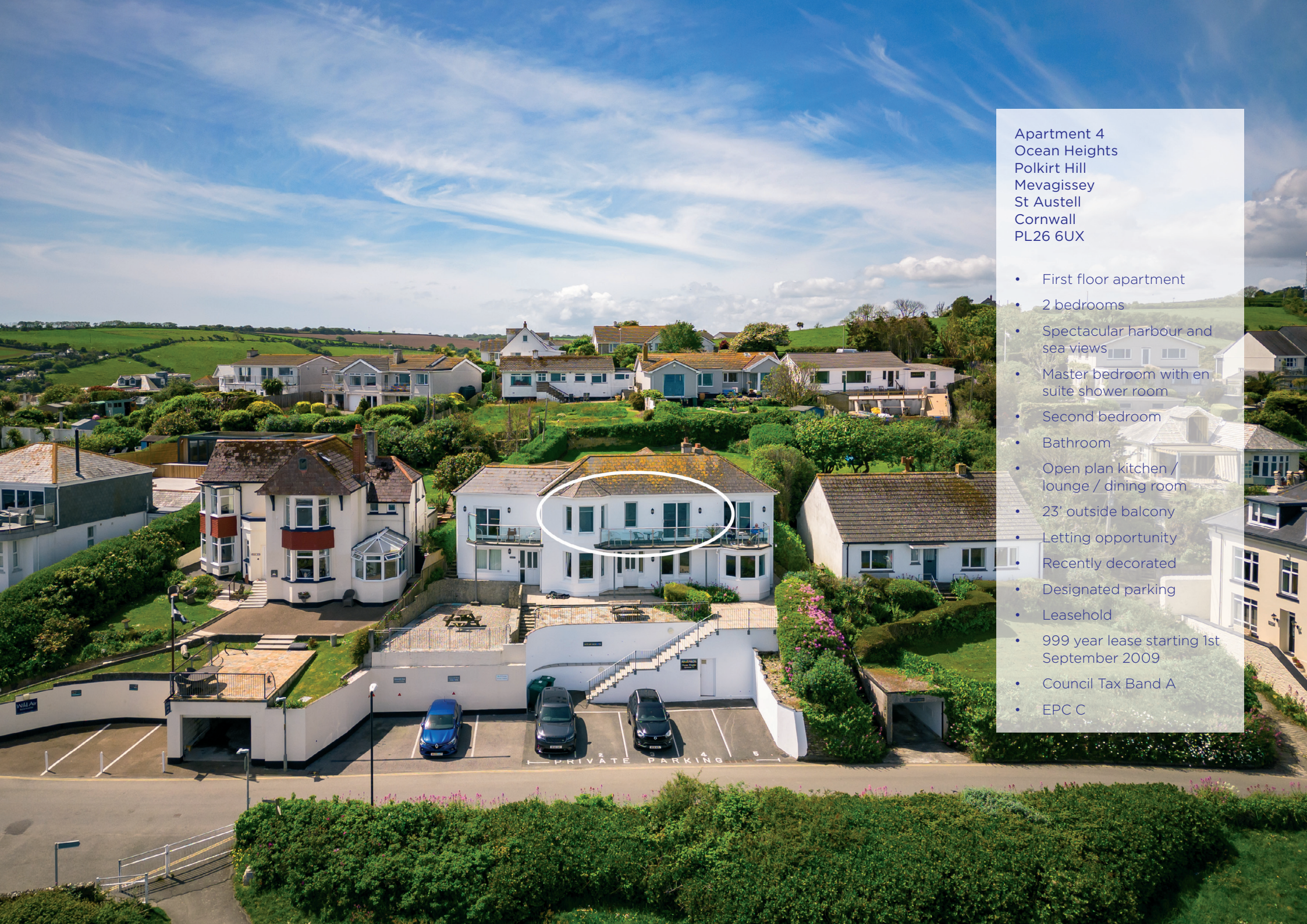




ROHRS & ROWE



Apartment 4
Ocean Heights
Polkirt Hill
Mevagissey
St Austell
Cornwall
PL26 6UX

- First floor apartment
- 2 bedrooms
- Spectacular harbour and sea views
- Master bedroom with en suite shower room
- Second bedroom
- Bathroom
- Open plan kitchen / lounge / dining room
- 23' outside balcony
- Letting opportunity
- Recently decorated
- Designated parking
- Leasehold
- 999 year lease starting 1st September 2009
- Council Tax Band A
- EPC C



PROPERTY

Ocean Heights is a superb development of apartments located at the top of Polkirt Hill, taking in stunning elevated sea views that includes the entrance to Mevagissey Harbour and out across St Austell Bay. The views also take in a long section of the magnificent coastline that stretches from the headland and cliffs between Mevagissey and Pentewan to beyond the entrance to Fowey Harbour.

Apartment 4 is a 2 bedroom first floor apartment that enjoys some of the best views in the development. The property has permission for full residential occupancy but it is also perfect for anyone searching for a lock up and leave bolt hole by the sea or a holiday let investment. The property has been successfully holiday let for many years by the current owners.

Ocean Heights is a two storey building that comprises of just 5 individual apartments. It is accessed via a flight of steps that leads up from the private parking area to a large terraced area that leads to the main communal entrance. Apartment 4 is located on the first floor of the building, again accessed via a short flight of stairs. The property has recently been decorated throughout and comprises of a spacious open plan kitchen living area that enjoys the spectacular sea and coastal views from both a window and sliding patio doors, that also give access onto the 23' outside balcony, where the best of the views can be enjoyed. To the side is the master bedroom, again with wonderful sea views and an en suite shower room. To the rear is a further bedroom overlooking the garden, along with a family bathroom.

Each property has an allocated parking space at the front and to the rear is a large communal lawned garden area.



LOCATION

Ocean Heights is just moments from the heart of Mevagissey village in an elevated position at the top of Polkirt Hill, on the southerly side of the village. The harbour is the heart of Mevagissey and it is also home to its fleet of fishing boats and pleasure craft. The village has numerous shops and facilities, catering for all day to day needs as well as many pubs and restaurants, with the Sharks Fin that overlooks the harbour, being the most renowned. Polstreath Beach is located on the northern side of the village, accessed on foot from the South West Coast Path. Portmellon is a picturesque cove set just to the south of Mevagissey, with a tidal beach at its centre that offers safe bathing and a public slipway for launching boats and many forms of watercraft. Portmellon is also home to The Rising Sun Inn, directly overlooking and just yards from the beach.

Within the surrounding area there are numerous beautiful beaches including Pentewan Sands and Gorran Haven and the attractive and renowned sailing destination of Fowey is accessible either via a foot ferry from Mevagissey Harbour or it is just over 14 miles distant in a car. Just a few miles along the Pentewan Valley, at London Apprentice, is the excellent Kingswood Restaurant and just beyond it within the valley is the Polgooth Inn. Another excellent option, offering a slightly more relaxed atmosphere and sea views is the Hub Box that is located on the beach at Pentewan Sands. The stunning Roseland Peninsula is just a little further to the south, with its numerous stunning bays and beaches on the stretch of coast on its south easterly side. The pretty harbour-side village of St Mawes is the most famed destination of the Roseland Peninsula, where boutique shopping and fine dining is available. The Hidden Hut, set just above the Porthcurnick Beach, offers fantastic lunches and fabulous feast nights. The charming village of Portloe is also nearby, home to the Lugger Hotel and the Ship Inn.

The amazing Lost Gardens of Heligan are just a little inland from Mevagissey and the world famed Eden Project is approximately 10 miles distance. The nearest town is St Austell at just 6 miles away, offering a host of excellent shopping facilities. There is a mainline railway station in St Austell offering a direct link to London Paddington and Newquay Airport is 21 miles away, offering daily flights to various destinations around the UK and Europe.

DISTANCES

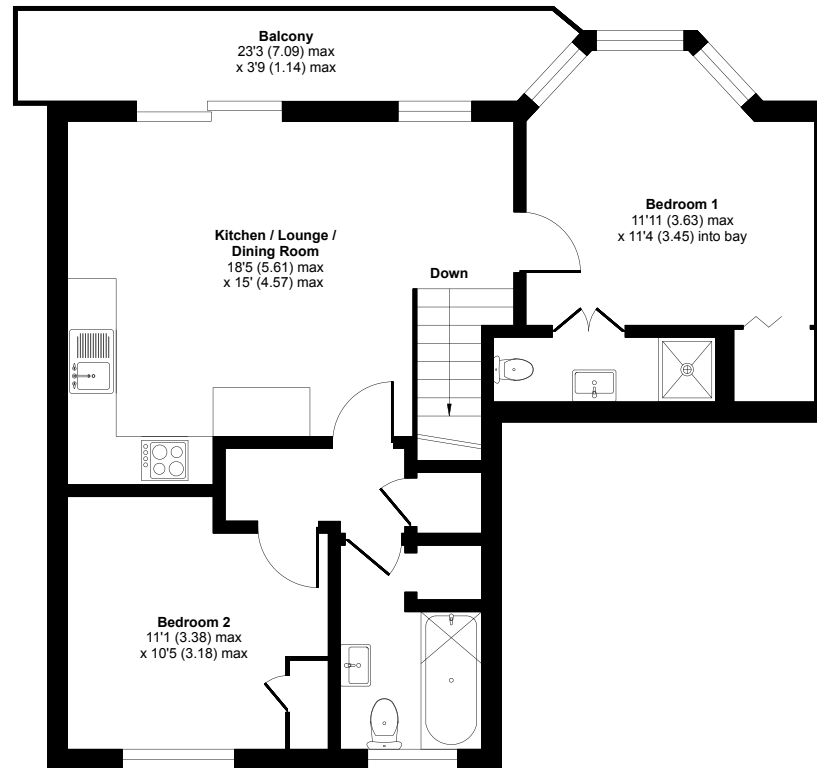
Mevagissey Harbour: 0.3 Miles • Portmellon Beach: 0.4 Miles • Gorran Haven: 2.1 Miles • Pentewan Sands: 2.4 Miles • London Apprentice: 4.5 Miles • Portloe: 9 miles • Portscatho: 14 Miles • Fowey: 14.5 Miles • Truro: 16 Miles • St Mawes: 17 Miles • Newquay Airport: 21 Miles • Falmouth: 27 Miles.



Ocean Heights, Polkirt Hill, Mevagissey, St. Austell, PL26 6UX

Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) 1st edition March 2022. Produced for Rohrs and Rowe. REF: 857538

Services: Mains water, electricity & drainage. Oil fired central heating.

Directions: From St Austell, proceed along the B3273, through the Pentewan Valley. After reaching Pentewan Sands, follow the road up the hill and you then descend into Mevagissey. Upon reaching Mevagissey, follow the signs to Portmellon through the town itself and proceed out of the town, up Polkirt Hill. After reaching the top of Polkirt Hill the road flattens out and Apartment 4, Ocean Heights will be on your right.

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

