3-4, Atlantic Road, Newquay, TR7 1QJ

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Agencies

A rare opportunity to acquire two converted period townhouses, each with a separate title, enjoying golf course and sea views and offering significant potential. The properties are currently operated as a house of multiple occupation together with three self-contained flats; however, subject to the necessary planning permissions and building regulations, they could lend themselves to a variety of uses. The property is being offered with vacant possession. Arranged over three floors each, the buildings could also be readily reinstated as two individual dwellings. Early viewing is highly recommended.

£750,000 Freehold

Key Features

- Sought after Newquay town location
- Ideal investment opportunity
- UPVc double glazing throughout
- Available with vacant possession
- Licensed HMO with six letting rooms and four flats
- Large car park to the rear providing ample off street parking
- Impressive sea views over Newquay Golf Course
- Early viewing is highly recommended

Agents Note
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

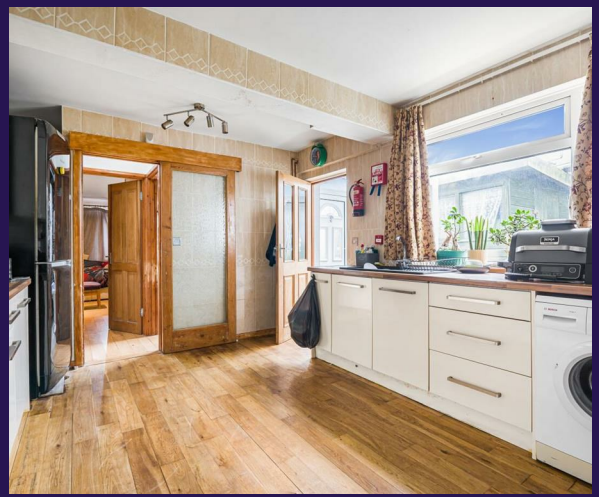
The Situation
Atlantic Road is located just off Higher Tower Road in a prominent position overlooking the golf course and the world-famous Fistral Beach. The property sits in the heart of Newquay, close to its stunning beaches and harbour. Located nearby isFistral Beach and Newquay's 18-hole links golf course and clubhouse, renowned for its listed tower building steeped in golfing history and offering spectacular views stretching from Pentire to Fistral Beach. A convenience store is only a few yards away, while Sainsbury's supermarket is within easy walking distance

The Property
3-4 Atlantic Road formerly two properties comprising of 5 flats and 6 rooms. The property has been running as an HMO for a number of years.

Ground Floor Flat 3a (Rear)
Double glazed entrance door leading to porch. Wooden door leading to large kitchen diner with wooden effect flooring throughout. Large six ring gas hob and electric over with AEG extractor hood over. Range of base, wall and drawer units with roll edge work surface over. Composite sink and drainer. Double glazed window to the side elevation with opening handles. Feature log burner with surround. Double glazed window to the side. Storage cupboard. Door to
BATHROOM - comprising rolltop freestanding bath with hot and cold taps to the side with attachments. Pedestal wash hand basin with hot and cold taps. Obscured double glazed window to the side. Tiled walls. Radiator. Ceiling mounted light fitting. Door to
BEDROOM ONE - Double glazed window to the front. Ceiling light fitting. Power points.
BEDROOM TWO - Patio opening doors to the side elevation. Radiator. Ceiling mounted light fitting. Door to
LOUNGE - Double bay windows to the rear. Ceiling light fitting. Wooden effect flooring. Power points.

Ground Floor Studio Flat Rear
Double glazed window to the rear. Range of base and wall units. Sink and drainer with mixer tap. Patio opening doors to the side elevation. Two vertical radiators. Double glazed window to the side. Power points. Wooden effect flooring. Logic Max Boiler. Sliding doors to BATHROOM - low level WC with top flush. Wall mounted wash hand basin. Wet room style shower. Ceiling mounted light fitting. Obscure window to the rear.

Entrance to 3-4 Atlantic Road
Wooden internal connecting door for access to each side of the property. Stairs rising to first and second floors. Alarm systems.



Ground Floor Flat 1 (Front)
Double glazed bay window to the front. Radiator. A range of base wall and drawer units with extractor over. Stainless steel sink and drainer with hot and cold taps. Ceiling mounted light fitting. Door to BEDROOM - Double glazed window to the rear. Ceiling mounted light fitting. Power point. Radiator. Step down to bathroom and bedroom two. BEDROOM TWO - Double glazed window to the front. Ceiling mounted light fitting. STORAGE AREA - Light fitting. Radiator. BATHROOM - Low level WC. Pedestal wash hand basin. Double glazed window to the rear. Shower Cubicle with Creda shower hose and head.

Room Two
Double glazed window to the rear. Ceiling mounted light fitting. Radiator

Communal WC (1st floor landing)
Low level WC. Obscure double glazed window to the rear. Pedestal wash hand basin with mixer tap. Ceiling mounted light fitting.

Shower Room (Communal)
Double glazed window to the rear. Shower enclosure with riser bar, hose and head. Ceiling mounted light fitting. Tiled walls.

Room Three
Double glazed bay windows with views over Newquay Golf Course and Fistral Beach beyond. Wall mounted radiator. Storage cupboard. Sliding door to BATHROOM low level WC with shelf over. Wash hand basin set in a vanity unit with hot and cold taps. Shower enclosure with Triton electric shower, riser bar, hose and head

Communal Kitchen
Double glazed window to the front with stunning views over Newquay Golf Course and Fistral Beach beyond. Range of base, wall and drawer units. Stainless steel sink and drainer. Ceiling mounted light fitting. Radiator. Laminate flooring.

Room One
Double glazed bay window to the front with views over the Newquay Golf Club and fistral beach beyond. Ceiling light fitting. Power points.

Room Four
Double glazed window to the front elevation with views over the golf course and Fistral Bay beyond. Ceiling mounted light fitting. Radiator. Door to Bathroom. Low level WC. Radiator. Pedestal wash hand basin. Shower cubicle with riser bar, hose and head. Double glazed window to front. Partial tiled walls and tiled flooring.

Room Five
Double glazed window to the side. Wall mound sink set in vanity unit with mixer tap. Ceiling mounted light fitting. Door to Shower Room with low level WC. Shower cubicle with hose and head.

Room Six
Double glazed bay window to the rear. Radiator. Ceiling mounted light fitting. fitted unit with cupboard and drawers and roll edge work surface. Sliding door to shower room. Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to the side. Mira shower. Tiled walls and floor.

Top Floor Flat Four
Double glazed patio doors leading to Balcony with fabulous far reaching views over Newquay Golf Course and Fistral Bay beyond. Double glazed window to the front. inset ceiling light fittings. Radiator. A range of kitchen base, wall and drawer units. Inset electric oven and four ring hob. Inset circular sink with drainer and mixer tap. Wooden effect flooring. Sliding door to Bathroom. A modern shower cubicle with riser bar, hose and head. Pedestal wash hand basin. Low level WC with top flush. Door leading to bedroom. Double glazed widow to the rear with townscape views. Ceiling mounted light fitting. Storage cupboard.

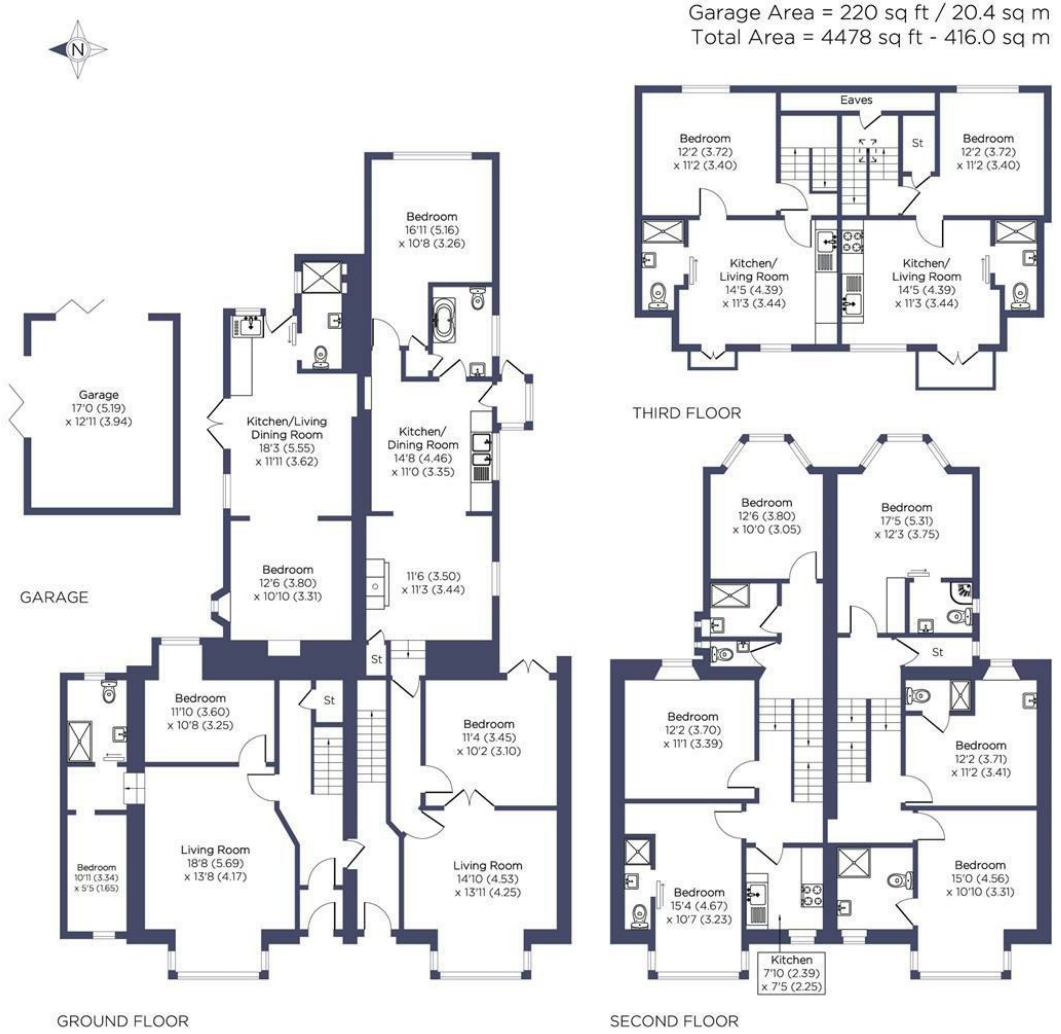
Top Floor Flat Five
Double glazed patio doors leading to Balcony with fabulous far reaching views over Newquay Golf Course and Fistral Bay beyond. Double glazed window to the front. inset ceiling light fittings. Radiator. A range of kitchen base, wall and drawer units. Inset electric oven and four ring hob. Inset circular sink with drainer and mixer tap. Wooden effect flooring. Sliding door to Bathroom. A modern shower cubicle with riser bar, hose and head. Pedestal wash hand basin. Low level WC with top flush. Door leading to bedroom. Double glazed widow to the rear with townscape views. Ceiling mounted light fitting. Storage cupboard.

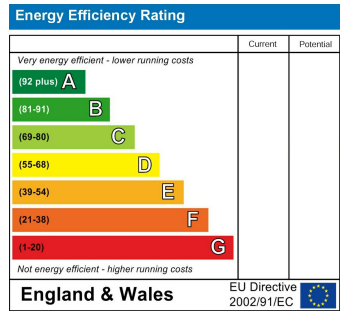
Outside to the Rear of the Property
There is a large car park with parking for approximately 10 vehicles. Block built storage shed. Single garage with up and over door.

Chalet
Wooden bifolding doors to side. Double doors to the front. Power points.

Services
Mains electric, gas, water and drainage can be found at the property, however, we have not verified any of the connections.

Atlantic Road, Newquay, TR7
Approximate Area = 4258 sq ft / 395.6 sq m
Garage Area = 220 sq ft / 20.4 sq m
Total Area = 4478 sq ft - 416.0 sq m





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