13, Alexandra Road, Newquay, TR7 3ND

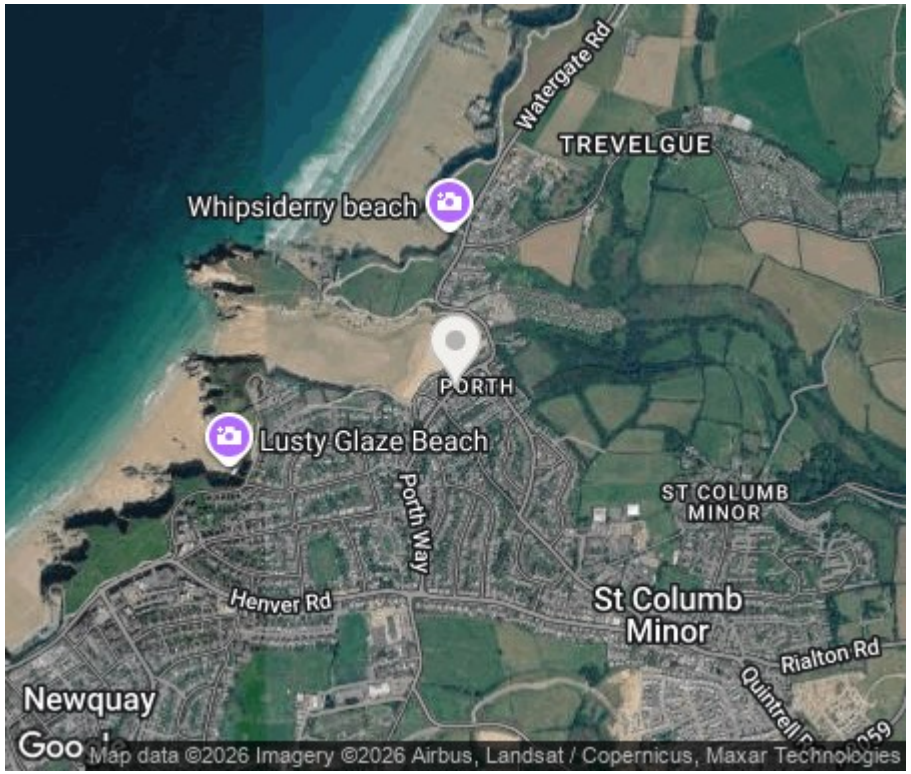
david ball
Agencies

This exceptional home successfully combines contemporary coastal living with practical family accommodation. The 2024 conversion, underfloor heating throughout, stylish fitted kitchen, modern bathrooms, balcony and outstanding views over Porth Beach make this a particularly exciting opportunity for those seeking a permanent home, coastal retreat or holiday property in one of Cornwall's most sought-after locations.

Offers In Excess Of £650,000 Freehold

Key Features

- WITHIN 100M OF PORTH BEACH
- BALCONY WITH BEACH VIEWS
- DOUBLE GLAZING
- MASTER BEDROOM WITH EN-SUITE
- PARKING FOR MULTIPLE CARS
- KITCHEN FITTED 2024
- UNDER FLOOR HEATING
- EPC TO FOLLOW



LOCATION

Situated in the sought-after coastal Location of Porth, The Hideaway enjoys an enviable position overlooking the beautiful sands of Porth Beach, just two miles from the vibrant town centre of Newquay. Porth Beach is one of Cornwall's most picturesque family-friendly beaches, renowned for its golden sands, rock pools and excellent conditions for swimming and surfing. Lifeguard patrols operate throughout the main season, providing added peace of mind for families and beachgoers.

Just moments from the property is the popular Mermaid Inn, a traditional beachfront pub and restaurant where you can relax with a meal or drink while taking in spectacular sea views. Nature lovers will also appreciate the nearby South West Coast Path, offering breathtaking walks towards the wildlife-rich Porth Island, a haven for seabirds and coastal wildlife. Only a short drive away, Newquay offers an outstanding selection of independent cafés, stylish bars, award-winning restaurants and boutique shops. Famed for its world-class surfing beaches and dramatic coastline, the town provides an exceptional lifestyle with endless opportunities for coastal walks, watersports and outdoor adventures, making The Hideaway the perfect base to enjoy everything North Cornwall has to offer.

THE PROPERTY

A Stunning Contemporary Beach Home with Panoramic Coastal Views

Originally converted in 2024, this impressive house conversion has been thoughtfully transformed into a stylish and contemporary beach home, combining modern design, high-quality finishes and an enviable coastal location. Beautifully presented throughout, the property offers spacious and versatile accommodation arranged over two floors, with outstanding views towards Porth Beach and the surrounding coastline.

The ground floor provides a welcoming entrance hallway with stairs rising to the first floor, together with two generous double bedrooms, a separate office a living room and a beautifully appointed family bathroom. The bathroom is partially tiled and features a bath with shower over, wall-hung WC, wash hand basin, heated towel rail and useful storage cupboard housing the washing machine. Underfloor heating runs throughout the property, with individual thermostats providing excellent control over the temperature in each room.

First Floor

The first floor has been designed to make the most of the property's exceptional coastal outlook, with the impressive open-plan kitchen and living space forming the heart of the home. The modern kitchen is fitted with a comprehensive range of wall and floor-mounted units, complemented by quality work surfaces and a breakfast bar. Integrated appliances include a gas hob, electric oven, extractor, dishwasher and fridge/freezer, together with a boiling water tap for added convenience.

The adjoining lounge is a wonderful light and spacious entertaining area, featuring attractive spotlights and large bi-fold doors which open onto a private balcony. From here, you can sit back and enjoy far-reaching views across Porth Beach and the surrounding area, creating a spectacular backdrop both day and evening.

The principal bedroom is also located on the first floor and benefits from fitted wardrobes and a beautifully finished en-suite shower room. The en-suite is fully tiled and features a walk-in shower, wall-hung WC, wash hand basin and heated towel rail.

This exceptional home successfully combines contemporary coastal living with practical family accommodation. The 2024 conversion, underfloor heating throughout, stylish fitted kitchen, modern bathrooms, balcony and outstanding views over Porth Beach make this a particularly exciting opportunity for those seeking a permanent home, coastal retreat or holiday property in one of Cornwall's most sought-after locations.

EXTERIOR

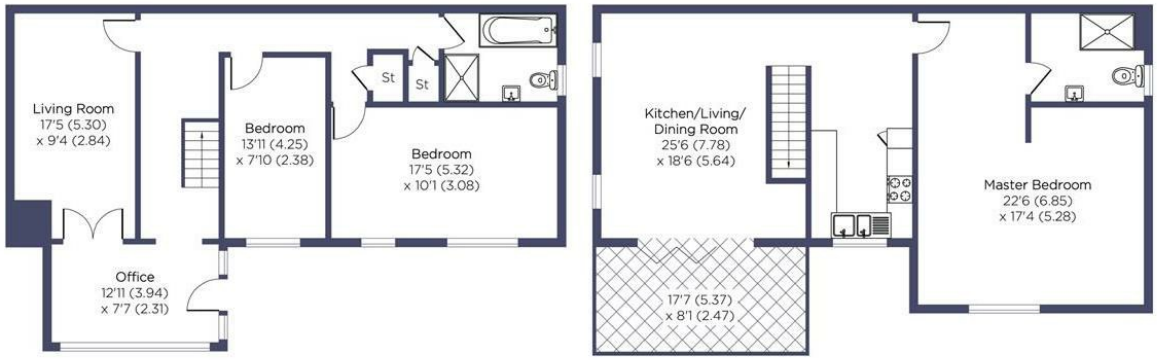
The property benefits from a generous front garden and driveway providing parking for up to five vehicles. The frontage is enclosed by fencing and a gate, offering privacy and a secure approach to the property. A small patio area provides an additional space for outdoor seating, while a decked area creates the perfect spot for relaxing and enjoying the coastal surroundings.

A standout feature is the balcony, which enjoys wonderful sea views and provides an ideal place to sit back, relax and take in the views towards Porth Beach and beyond.

AGENTS NOTE

The following services can be found at the property: Mains electricity, Gas, water and drainage, however, we have not verified any of the connection

Hideaway, Horizon Court, Alexandra Road, Newquay, TR7
Approximate Area = 1648 sq ft / 153.0 sq m



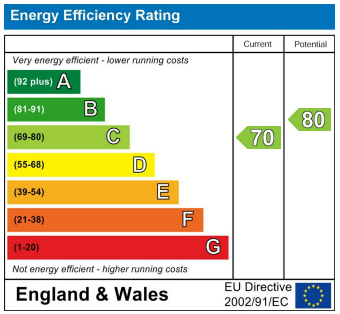
GROUND FLOOR

FIRST FLOOR

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

david ball Agencies



david ball Agencies

01637 850850

www.davidballagencies.co.uk

The Property Ombudsman

rightmove

OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.