9 Ocean Gate, Esplanade Road, Newquay, TR7 1PY

david ball
Agencies

An opportunity to purchase a second floor contemporary apartment situated on the popular Pentire Peninsula. The apartment boasts a private south facing balcony, modern fitted kitchen with integrated appliances, spacious double bedroom, modern bathroom, personal surf store and private, secure underground parking . Early viewing is highly recommended.

Guide Price £220,000 Leasehold

Key Features

- Second floor apartment
- One double bedroom
- South Facing balcony
- Utility cupboard
- Personal surf locker
- Within 200m of Fistral Beach
- Open plan living space
- Separate bathroom
- Allocated undeground parking space
- Currently run as a holiday let

The Property

Apartment 9 is an immaculately presented apartment, offering a south facing balcony.

Entering from the communal hallway, there is a lower entrance hallway offerings storage options, stairs lead to the rest of the apartment, the upper hallway has access to the utility room housing a washing machine and tumble dryer.

The open-plan living area is light and welcoming, designed to maximise both space and comfort. A feature oversized door opens onto a south-facing balcony, creating an ideal spot to relax and enjoy the sunshine. The kitchen is finished to a high standard with quartz worktops and a range of integrated appliances, including a stainless-steel oven, gas hob with extractor, stainless steel under mounted sink, dishwasher, and fridge/freezer.

The apartment boasts a large double bedroom with built-in wardrobes and a double glazed to the front of the property where sea views can be enjoyed. There is also a utility cupboard housing the gas fired boiler, powering the central heating system and plumbing for a washer/dryer. The separate bathroom, offering tiled floors and partially tiled walls, with a modern suite and mains overhead shower

Location

Pentire is one of Newquay's most sought-after residential areas, celebrated for its breathtaking headland walks and sweeping sea views. It offers a relaxed coastal lifestyle while being just a short distance from Newquay town centre. Ocean Gate enjoys a prime position, located only 200 metres from the world-famous Fistral Beach and just 400 metres from the picturesque River Gannel Estuary.

The area is also home to a number of highly regarded eateries. Lewinnick Lodge, perched dramatically on the edge of Pentire Headland, boasts panoramic ocean views and a stylish menu. On the South Fistral cliffs, Sea Spray Café provides the perfect setting for coffee or brunch while overlooking the surf. Just steps from North Fistral, The Fish House is renowned for its award-winning dishes, created with the freshest locally sourced seafood.

With direct access to coastal paths, golden beaches, and the tranquil estuary, Pentire is an outstanding location for holiday letting, investment opportunities, or a permanent home by the sea.

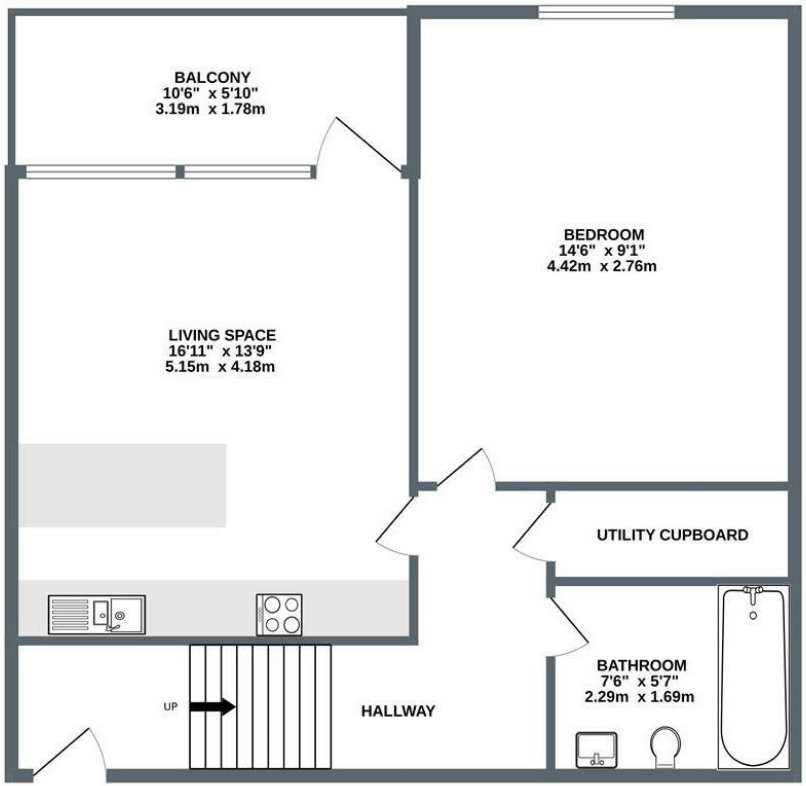
Externally

The property benefits from an allocated parking space in the underground car park. A lockable surf cage. All owners also have the benefit from the use of a communal roof terrace.

Leasehold Information

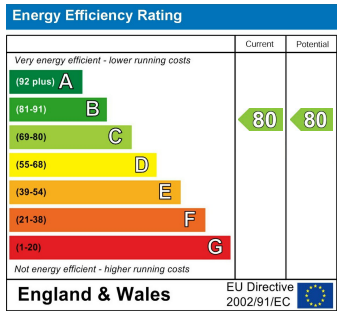
Lease Length - 999 years
Ground Rent - £250 per annum
Service Charge - £5576.42 including Wifi

SECOND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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.