



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 Fistril Beach
- Open plan living space
- Separate bathroom
- Allocated underground 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 offering 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

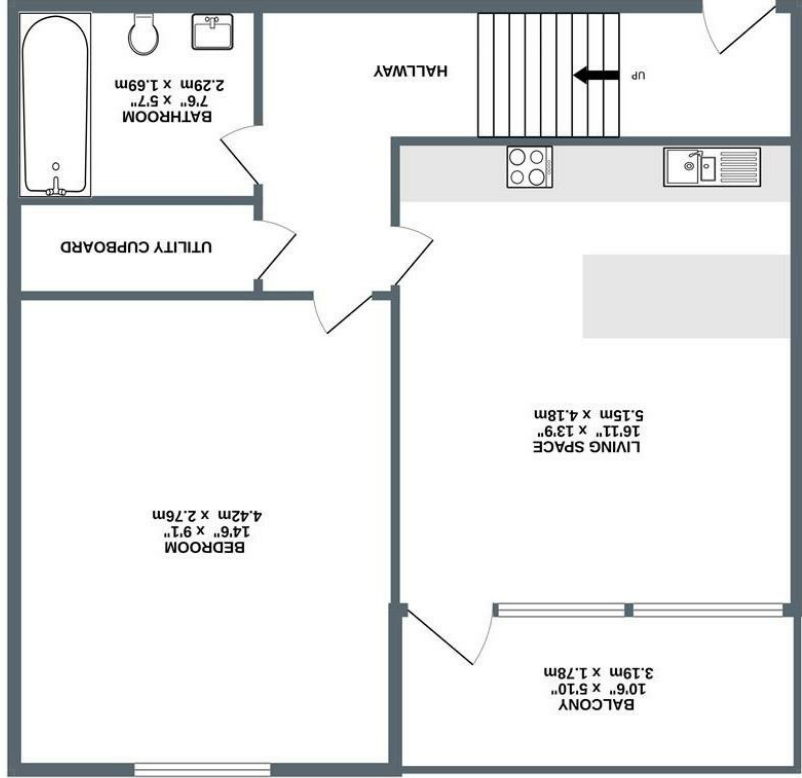
Service Charge - £5576.42 including Wifi





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e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH



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Energy Efficiency Rating		
Current	Potential	
80	80	
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		