



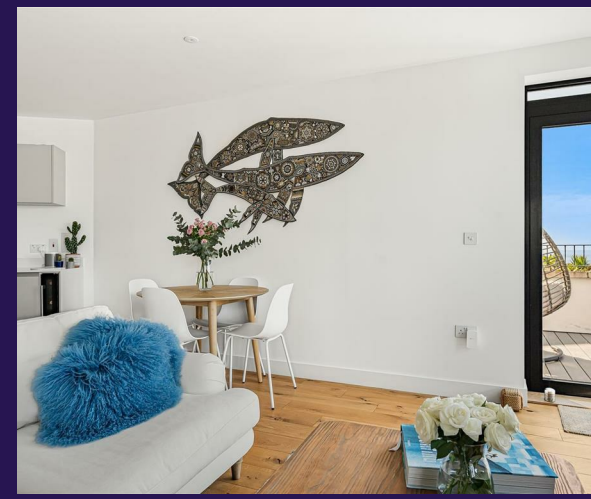
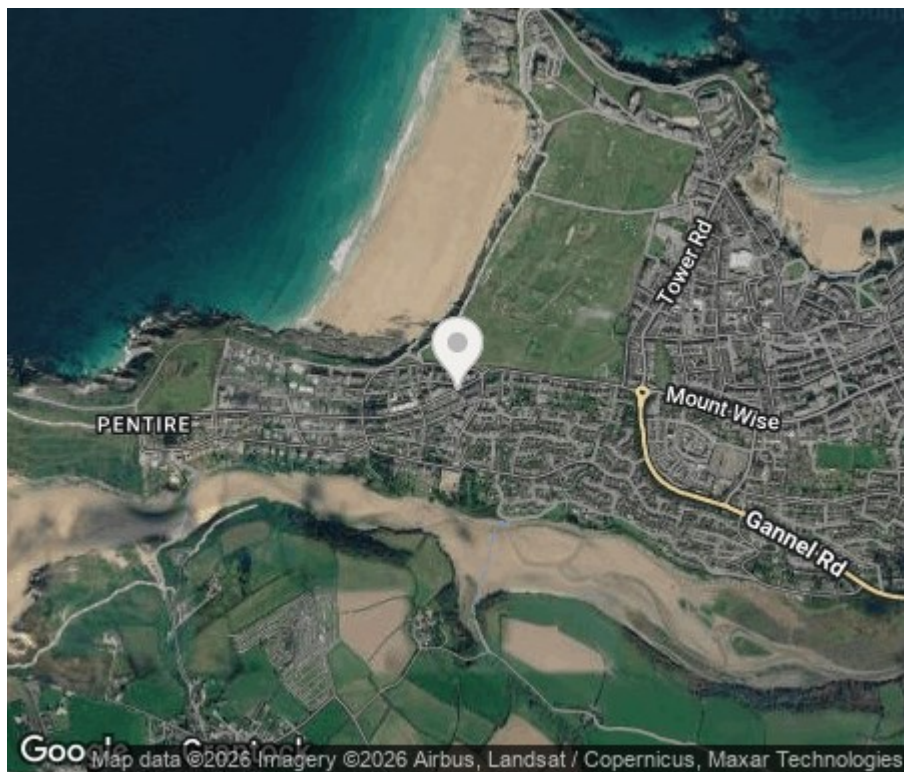
1 Tidelines, 2 Pentire Avenue, Newquay, TR7 1PA

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**** CHAIN FREE **** Apartment 1 at Tidelines, is an immaculately presented two bedroom apartment within an exclusive 2023 built development on Pentire Avenue. Boasting a West facing wraparound balcony with stunning sunset views, a second private balcony off the principal suite, a high specification open plan kitchen and living space, secure allocated underground parking and private surf storage, all just moments from Fistral Beach and the Gannel Estuary.

Offers In Excess Of £450,000 Leasehold - Share of Key Features

- CHAIN FREE Ground floor apartment
- Two double bedrooms with principal en-suite
- Expansive open plan living, dining and kitchen area
- Underfloor heating
- Secure underground allocated parking
- Within 175m of Fistral Beach and 375m of the Gannel Estuary
- Two private balconies, including impressive West facing wraparound with sunset views
- High specification kitchen with integrated appliances and wine cooler
- Private surf storage and external wash-down facility
- Ideal permanent home or coastal retreat





The Property

Apartment 1 is a superbly presented two-bedroom home set within an exclusive development completed in 2023, delivering contemporary coastal living with a high standard of finish from the front door onwards. At its centre sits a generous open plan living, dining and kitchen space, arranged to make the very most of the available light and volume. The kitchen has been specified to an impressive level, with sleek handleless units, stone worktops, integrated appliances and a wine cooler, combining good looks with genuine practicality.

The principal bedroom comes complete with its own en-suite shower room and opens directly onto a private balcony, an inviting spot for a morning coffee. Bedroom two is a well-proportioned double, where a bay window brings both character and additional natural light. Completing the accommodation is a stylish main bathroom, fitted with modern sanitaryware and warmed by underfloor heating.

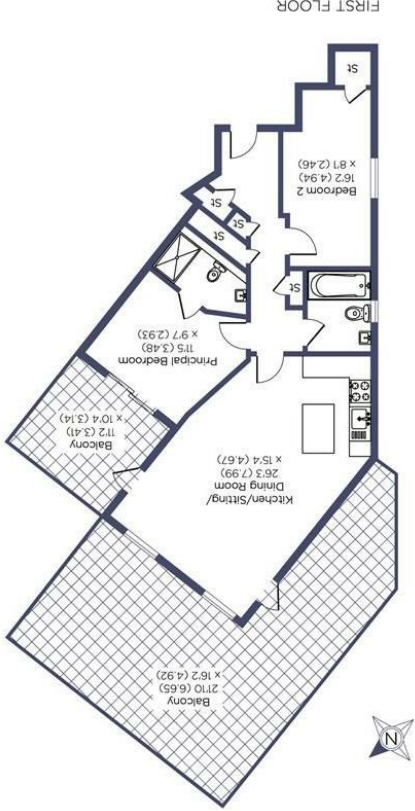
The apartment's real showpiece is its substantial West facing wraparound balcony, which extends the living space outdoors and lends itself perfectly to al fresco dining or simply unwinding in the afternoon sun, with sunsets coming down over the sea in the summer months. The principal suite has the added luxury of a second private balcony. Secure underground, allocated parking comes with the apartment, together with the use of private surf storage and an external wash-down facility.

Location

Tidelines occupies a prime position on Pentire Avenue, striking an ideal balance between the energy of Newquay's coastal scene and the calm of the Pentire Peninsula. The golden sand of Fistral Beach, among the most celebrated surfing spots in the country, lies only moments away, making this an excellent base for anyone drawn to an active outdoor life. In the other direction, a short walk leads to the Gannel Estuary and its gentler pace, with scenic waterside paths and paddleboarding routes running down towards the pretty village of Crantock.

Newquay's busy town centre is also close at hand, home to a good range of independent restaurants, bars and boutique shopping. Those looking for something special will find Rick Stein's Fistral and the much-praised Lewinnick Lodge nearby, both serving fresh local produce alongside spectacular sea views. Newquay Airport is a short drive away for onward travel, with services to London and a number of other UK and European destinations. As a full-time residence or a bolthole by the sea, Tidelines offers an outstanding way of life in one of Cornwall's most desirable corners.

Tidelines, Pentire Avenue, Newquay, TR7
Approximate Area = 816 sq ft / 75.7 sq m



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 mistatement. 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.



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