



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

david ball  
Agencies

Ocean Gate is nestled in the highly desirable area of Pentire, Newquay, just a stone's throw from the world-famous Fistral Beach. Located on Esplanade Road, this property boasts breathtaking coastal views and offers easy access to idyllic walking trails. It's perfectly positioned for enjoying the vibrant local lifestyle, with restaurants, and shopping facilities just a short distance away, making it an ideal destination for relaxation and entertainment

## £395,000 Leasehold - Share of

### Key Features

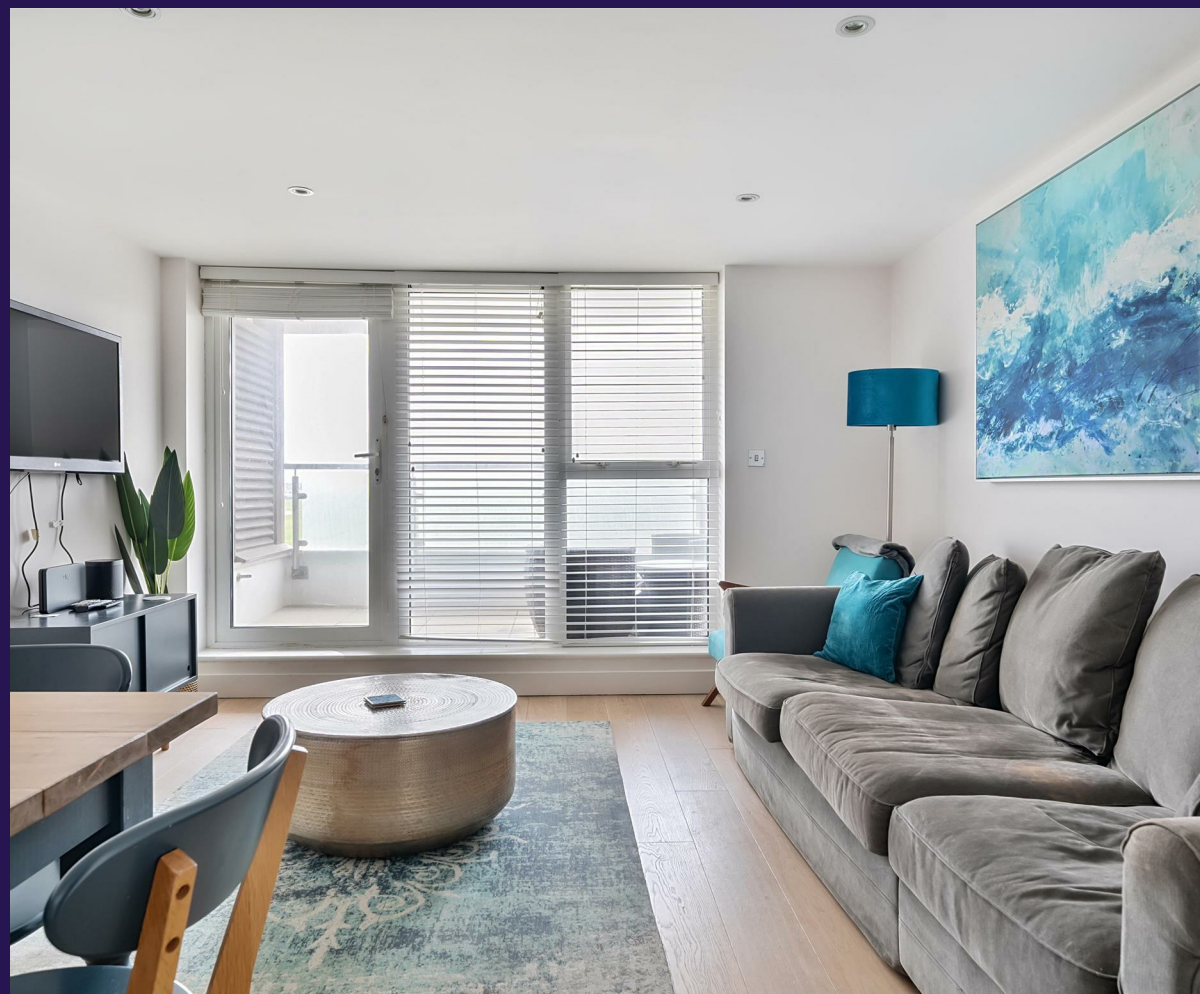
- PARKING
- IDEAL HOLIDAY LET
- GREAT LOCATION
- GAS CENTRAL HEATING
- EPC- B
- BALCONY
- SEA VIEWS
- TWO DOUBLE BEDROOMS
- ENSUITE

### THE LOCATION

Ocean Gate Apartments occupy a prime location in the sought-after area of Pentire. Thanks to its desirable setting, this property is currently operating successfully as a holiday apartment. The apartment is conveniently close to Fistral Beach, Newquay Golf Course, and the scenic River Gannel Estuary.

Newquay town centre, located within a mile, offers a variety of shopping options and restaurants. The town is also home to a historic, picturesque working fishing harbour and some of the most stunning coastline in Europe.

For transport links, there are bus and rail services connecting to surrounding areas, and Newquay Airport is just seven miles away, providing excellent accessibility.





## THE PROPERTY

Number 24 is a beautifully presented upper-floor apartment offering breathtaking sea views. The property is in immaculate condition and features thoughtfully designed living spaces.

Upon entering, a welcoming entrance hall provides ample space for coat and shoe storage, leading into the main hallway. From here, you'll find access to a convenient utility room and a stylish main bathroom, fully tiled floor-to-ceiling, with a modern white suite and a mains-powered shower.

The apartment includes two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room. The en-suite is also fully tiled and features a white suite along with a rear-facing window for natural light.

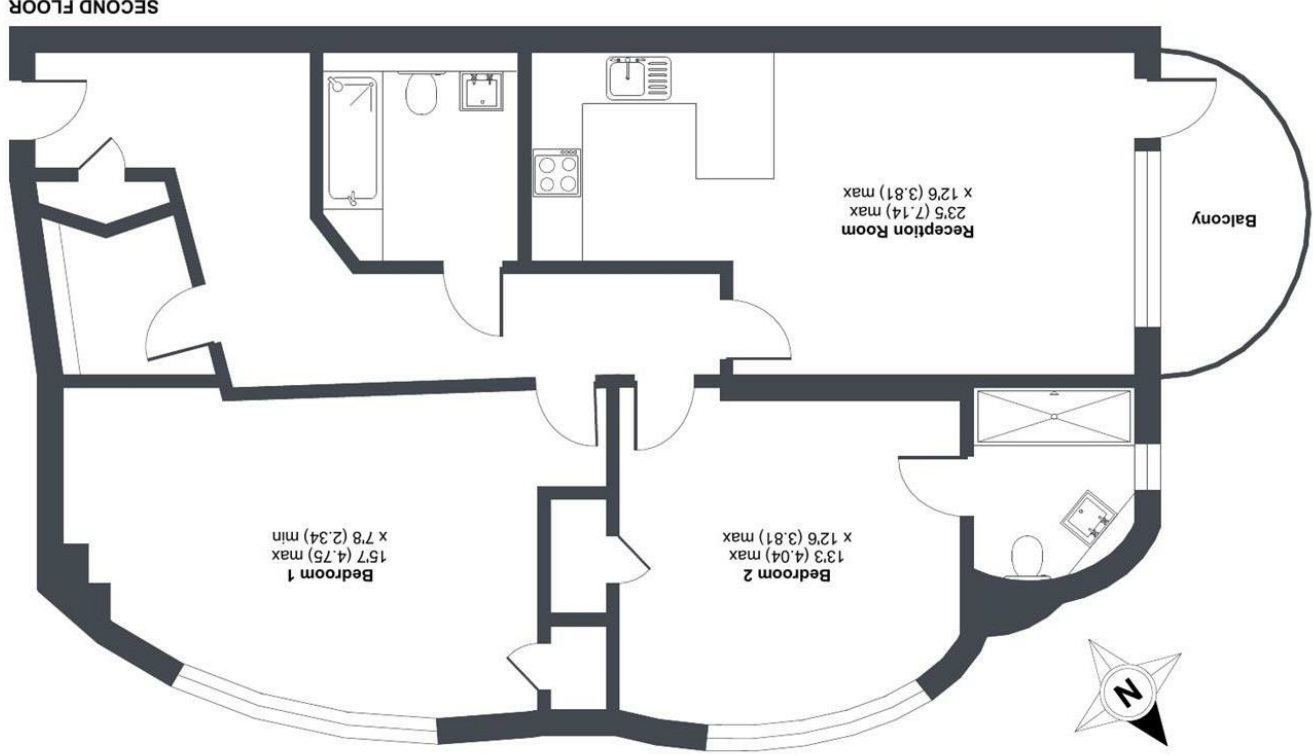
The heart of the property is the open-plan lounge/kitchen/diner located at the rear. The kitchen boasts a sleek U-shaped quartz worktop with integrated appliances, including a stainless steel oven, gas hob, sink, dishwasher, and fridge/freezer. The lounge area opens onto an enclosed balcony, providing stunning views over Newquay Golf Course and Fistral Beach.

## 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.

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Approximate Area = 1011 sq ft / 93.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2024. Produced for David Ball Agencies. REF: 1221860



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Energy Efficiency Rating	
Current	Potential
84	84

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

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