



**16 Southcliff, Emslie Road, Falmouth, TR11 4LY**

**£385,000**

Set midway along one of Falmouth's finest sea-fronting roads, a spectacular 2 bedroom top floor apartment, positioned in the highly regarded 'Southcliff' development, with magnificent, unobstructed, 180° views across the entire breadth of Falmouth Bay, from Pendennis Point and Castle, to the mouth of the Helford River, shoreline of The Lizard peninsula and The Manacles beyond. To be sold with garage parking and no onward chain.

## Key Features

- Seafront apartment
- 2 bedrooms, 1 bathroom
- Top floor position
- No onward chain
- Stunning sea views
- Garage parking
- Superbly appointed and well maintained
- EPC rating C



## THE ACCOMMODATION COMPRISSES

From the garaging and visitors parking area, broad paved steps lead to the entrance foyer of 'Southcliff'. Upon entry a staircase rises to the second floor landing.

### ENTRANCE HALL

Doors to all rooms. Cloaks cupboard with fuse box. Built-in airing cupboard housing insulated hot water cylinder (fitted in 2021). Access to loft storage area, Quantum electric heater.

### LIVING/DINING ROOM

An incredibly light and airy room, spanning the full width of the apartment, with two replacement uPVC double glazed windows to the front, south-facing elevation, enjoying a magnificent, completely unobstructed, panoramic view encompassing the entire breadth of Falmouth Bay from Castle Beach and foreground to Pendennis Point, Castle, St Anthonys Headland, and across the bay to the entrances to Swanpool and Maenporth beaches, the mouth of the Helford River, eastern shoreline of The Lizard peninsula and over the constant and ever-changing marine activity on this beautifully unspoilt stretch of the south Cornish coastline. Coved ceiling, Quantum electric heater, telephone point, TV and satellite sockets, glass sliding screen and hatchway to kitchen.

### KITCHEN

Fitted with a comprehensive range of timber-edged wall and base units with ample worksurfaces and pelmet lighting, complementary tiled splashbacks. Stainless steel sink unit, space and plumbing for washing machine, Diplomat Select 610 electric cooker with four-ring ceramic hob and extractor fan over. Glazed sliding screen and serving hatching to dining area. Full width replacement uPVC double glazed window to the western elevation providing spectacular views at eye level across the open bay towards Gyllyngvase Beach, Swanpool headland, and the eastern shoreline of The Lizard peninsula, with The Manacles beyond.

### BEDROOM ONE

A nicely proportioned room with an excellent array of built-in dressing unit and wardrobes. uPVC double glazed window to the north elevation with deep sill, TV aerial socket, electric panel heater, coved ceiling.

### BEDROOM TWO

A double room with built-in array of wardrobes and drawers. uPVC double glazed window to the northern elevation with deep sill. Electric panel heater, coved ceiling.

### BATHROOM

Recently and stylishly appointed with a modern white three-piece suite comprising a P-shaped panelled bath with Mira shower, curved screen, extractor fan and deep tiled recess, wall mounted push buttons for the WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, cupboards and drawer under. Tall heated towel rail.

### THE EXTERIOR

### GARAGE

A deep single garage with electric remote-controlled up-and-over door. Power connected.

### VISITORS PARKING

Conveniently located close to the entrance to Number 16, bordered by attractive rockery borders with pathway and steps leading to the entrance foyer, with exterior courtesy lighting. Nearby bin storage area.

### COMMUNAL GROUNDS

A particular feature of 'Southcliff', comprising, to the front, a sweeping lawn with attractively stocked flower and shrub borders, surrounded by paved pathways with timber and granite benching, providing numerous attractive sitting-out areas, enjoying a direct and unobstructed view across Cliff Road to Falmouth Bay and miles of coastline beyond. Densely stocked shrub borders with a fine range of mature plants including dracaena palms, fuchsias, hydrangeas and rhododendrons etc.

The pathways lead to a short flight of granite steps with substantial gateposts and double gates providing direct access for the residents of 'Southcliff' onto the seafront.

### GENERAL INFORMATION

#### SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations).

#### COUNCIL TAX

Band D - Cornwall Council.

#### TENURE

Leasehold - 999 years from 1982. We understand the freehold is vested within the management organisation, made up of the leaseholders. Maintenance charge for the current year is £2,232.00 / £186 p/m, which covers block insurance, external redecoration, maintenance of communal parts, window cleaning and garden upkeep etc. We understand pets are permitted, with approval from the management company. Holiday letting is not permitted.

#### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

#### DIRECTIONAL NOTE

Proceed along Western Terrace in Falmouth in the direction of the seafront. Past directly over the mini roundabout adjacent to the Merchants Manor Hotel onto Melvill Road. Continue along this road passing Fox Rosehill Gardens on the left and the turnings to Gyllyngvase Hill and Gyllyngvase Road on the right. Shortly after The Princess Pavilion, turn right into Emslie Road, continue around the left-hand bend and the vehicular entrance to 'Southcliff' will be found after a short distance on the right. Visitors parking is available immediately to the left of the entrance of the building.



# Floor Plan

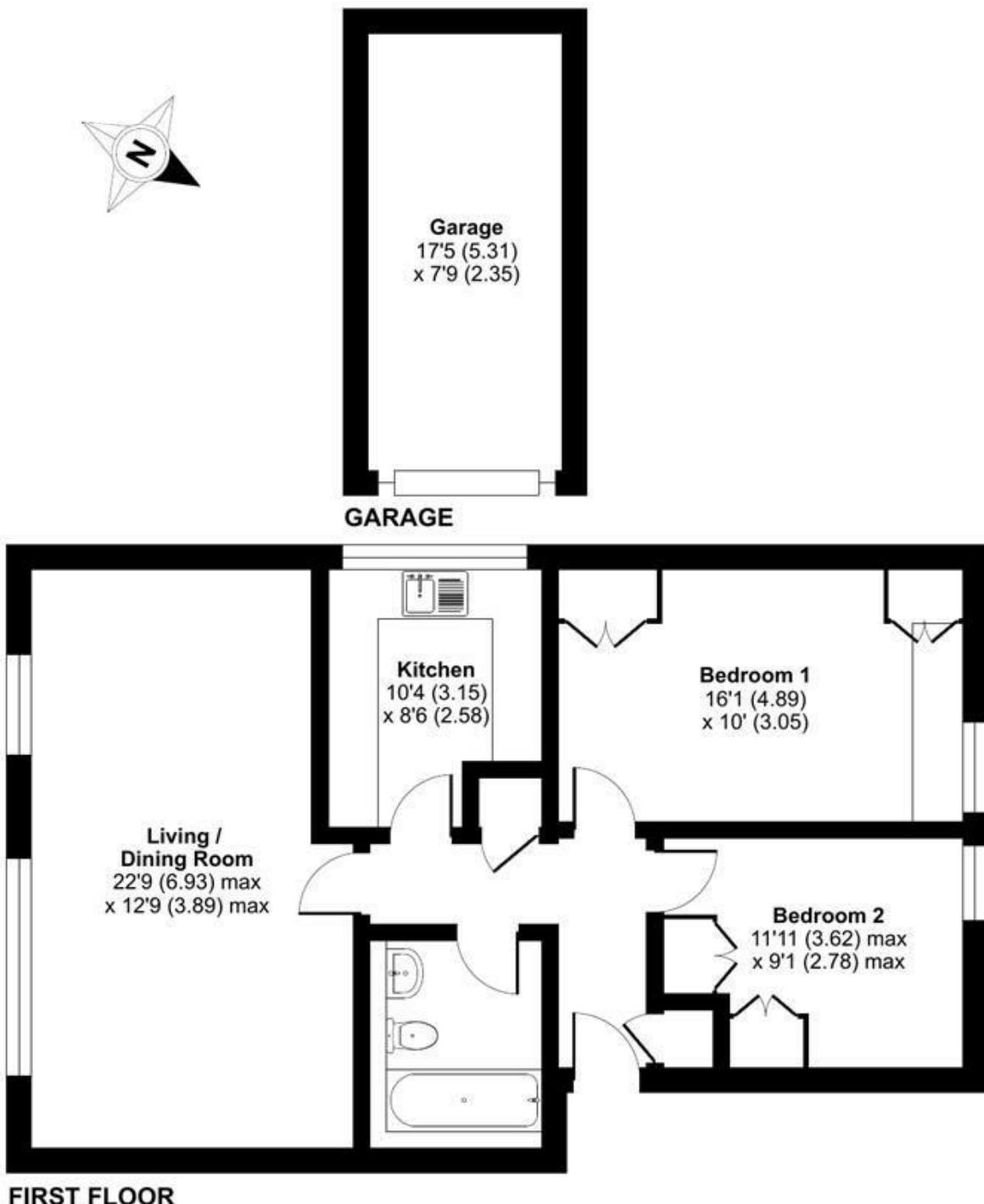
## Southcliff, Emslie Road, Falmouth, TR11

Approximate Area = 795 sq ft / 73.8 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 929 sq ft / 86.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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