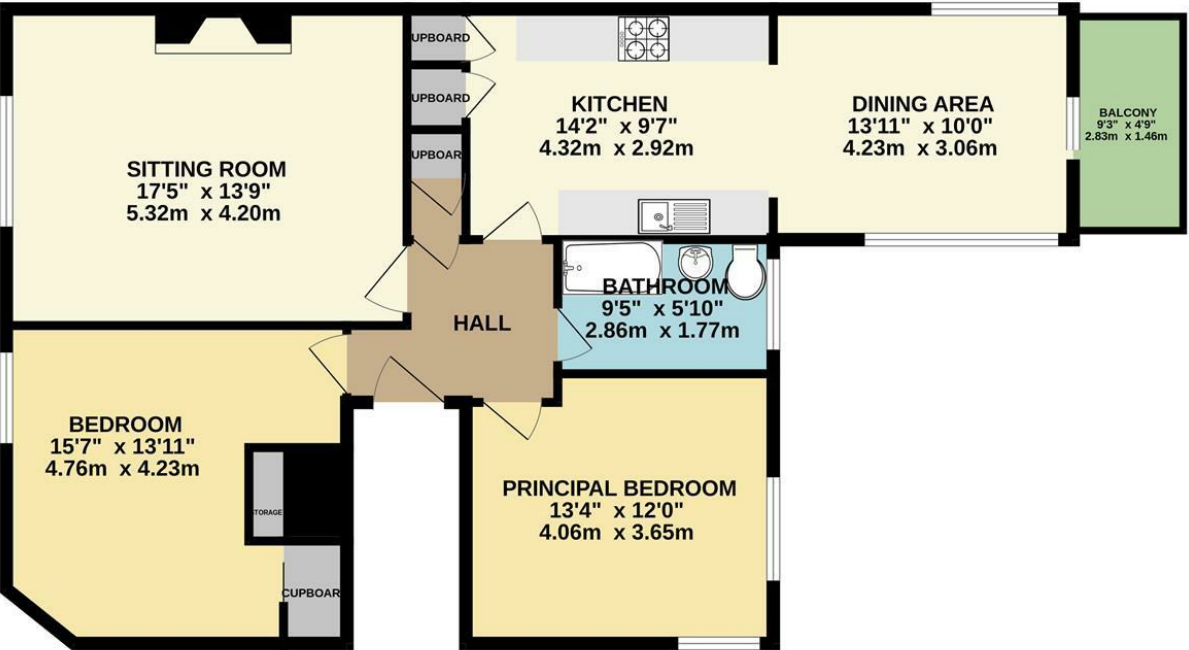




GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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.  
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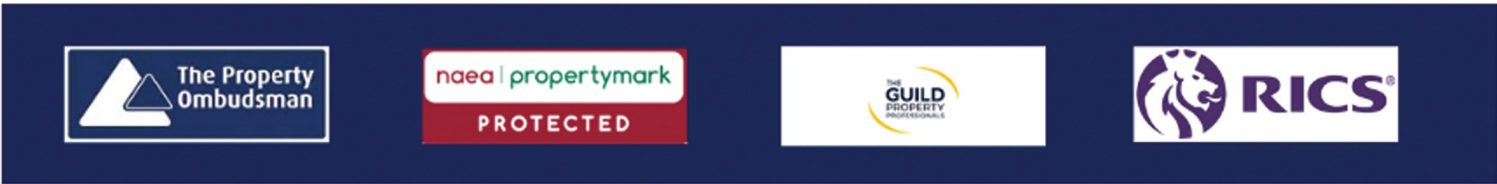
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**TIDAL BAY VIEW FLAT 1, 5 TRAFALGAR,  
FOWEY, PL23 1AZ  
GUIDE PRICE £450,000**



**A STYLISH AND BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT. FROM THE BALCONY AND LIVING AREA YOU CAN ENJOY STUNNING PANORAMIC VIEWS OVER THE ESTUARY, FROM PONT OVER TO POLRUAN, AND OUT TO SEA.**







Tidal Bay View Flat 1, 5 Trafalgar, Fowey, Cornwall, PL23 1AZ

LOCATION

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west. There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Ideally situated in the heart of the town with shops, pubs and restaurants a stones throw away including the ancient harbour.

THE PROPERTY

Enter via a communal staircase off Trafalgar Square, Tidal Bay is one of only two apartments in this listed building. Occupying the first floor, and enjoying high ceilings this beautiful and extremely stylish home has two bedrooms, sitting room, kitchen/dining room and bathroom.

The warm and welcoming entrance hall has a very useful cupboard, perfect for storing shoes, coats and cleaning equipment.

Walking into the kitchen brings a smile to your face as the glistening Fowey estuary immediately comes into view. A newly modelled and well appointed kitchen provides plenty of wall and base units for storage including built-in walk-in cupboards. Integral appliances include a dishwasher, fridge, freezer, washing machine electric oven and gas hob. The boiler is also located here. The kitchen opens out into the dining area which has windows either side and patio doors leading out to the balcony, not only does this flood the property with light but it provides the perfect spot to dine, relax and take in the views and watch life play out on the estuary. When the sun shines the balcony is the place to enjoy al fresco dining or simply choose a view, up the river towards Pont to watch people messing around in boats, over to the pretty waterside village of Polruan or out to the mouth of the Estuary to watch everything from cruise ships to sailing boats entering and leave Fowey.

www.maywhetter.co.uk



The generous size sitting room has plenty of room for socialising or curling up with a good book. A decorative fireplace gives an attractive focal point to the room, whilst a large sash windows over look Trafalgar Square, a great place to people watch!

A good sized principal bedroom has dual aspect windows with window seats providing beautiful views over the estuary to Polruan and up to the mouth of the river.

A second twin room looks over Trafalgar Square and has built-in storage cupboards with sliding doors and a separate built in storage space.

A family bathroom, again enjoying views over the estuary comprises of a bath with shower over, hand wash basin, WC and heated towel rail.

The current owners have made many improvements to the property including new kitchen, flooring, decorated throughout and new privacy shutters on all all the windows.

Tenure - Leasehold

999 years lease with 982 years remaining.

Ground rent £100.00 PA

Service charge TBC

EPC RATING - C

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL23 5DR

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

BUSINESS RATES

(01726) 832299