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## Flat 10 High Atlantic, Newquay TR7 3LX

**£275,000**

ENJOY BREATHTAKING PANORAMIC SEA AND COASTAL VIEWS FROM THIS BEAUTIFULLY REFURBISHED ONE-BEDROOM FIRST-FLOOR FLAT, FEATURING A BRIGHT SOUTHERLY-FACING BALCONY PERFECT FOR RELAXING IN THE SUN. THE PROPERTY ALSO BENEFITS FROM A GARAGE AND PARKING SPACE, AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment

**RECEPTIONS:** 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

### FEATURES:

- BEAUTIFULLY REFURBISHED FIRST FLOOR APARTMENT WITH INCREDIBLE VIEWS
- GARAGE AND ALLOCATED PARKING
- NEW KITCHEN AND BATHROOM
- SOLID WOOD WORK TOPS
- SOUTHERLY FACING BALCONY
- SHORT WALK TO PORTH BEACH
- JUST ACROSS THE ROAD FROM THE COASTAL PATH
- JUST A FEW MINUTES DRIVE TO NEWQUAY AIRPORT
- NO ONWARD CHAIN

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## DESCRIPTION:

Welcome to Number Ten High Atlantic, a beautifully refurbished first floor apartment perfectly positioned on Watergate Road, in the highly sought-after coastal area of Porth, just about two miles from Newquay's bustling town centre. Porth has long been a favourite spot for both locals and holidaymakers, thanks to its beautiful sandy beach and breathtaking coastline. The area also boasts the popular Mermaid Inn, a charming beachside pub where visitors and residents alike enjoy relaxing with a drink while taking in the stunning sea views. Within Porth you will find a choice of cafes and restaurants as well as a boutique clothing store.

This beautifully refurbished one-bedroom apartment offers some of the most stunning sea views we have seen in the area. Recently updated to a flawless standard throughout, the property benefits from new electric heating, freshly skimmed walls, additional insulation, and upgraded internal and external doors.

Step into a bright and welcoming hallway that leads you into the spacious open-plan kitchen, lounge, and dining area where you will immediately be wowed by the incredible views — the perfect space to relax and enjoy the mesmerizing sunsets over the sea.

The modern kitchen has been thoughtfully replaced with a range of stylish units topped with solid wood work surfaces. It includes a BOSCH integrated oven and hob, plus space for a washing machine, dishwasher, and fridge-freezer. From the lounge, French doors open onto a sunny, sheltered south-facing balcony — a true sun trap where you can unwind and soak up the sun.

The generous double bedroom provides ample space, while the newly refurbished bathroom features a bath with shower over, WC, and wash basin. Electric heating is installed throughout, and hot water is supplied via a recently replaced 'MEGAFLO' system housed in a hallway cupboard.

Externally, this property enjoys the rare advantage of a single garage alongside allocated parking. Additional communal facilities include a drying area, wetsuit rack, and bin store.

Ideally located just minutes from Newquay Airport and town centre, this is an ideal seaside home or bolt-hole, offered with no onward chain.

## LEASE DETAILS

This property has the benefit of owning 1/15th share of the freehold where there is then a management company in place to oversee the day-to-day running's.

The service charge is £200 per month and a peppercorn ground rent.

The lease is 999 years long, new in 2002.

Please note that although you can long term let this property is not suitable for short term holiday letting.

Pets are allowed.

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Lounge Diner Kitchen  
7.62m x 3.45m (25'0 x 11'4)

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Bedroom  
3.43m x 2.95m (11'3 x 9'8)

.

Bathroom  
2.01m x 1.93m (6'7 x 6'4)

.

Garage

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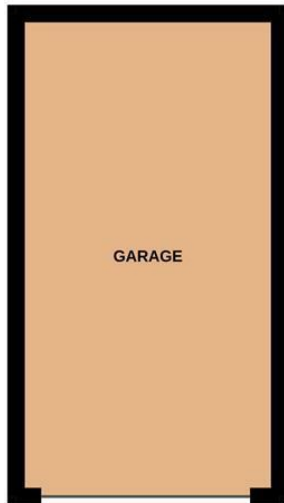
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## FLOORPLAN:

GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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