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14 Century Court, Newquay TR7 3JP

£320,000

A UNIQUE COASTAL PROPERTY ENJOYING BREATHTAKING, FAR-REACHING SEA VIEWS ACROSS PORTH BEACH AND ISLAND. CURRENTLY ARRANGED AS A SPACIOUS ONE-BEDROOM HOME WITH SEPARATE ANCILLARY ACCOMMODATION COMPRISING A BEDROOM AND EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE A PRIVATE SUN-TRAP REAR GARDEN AND DRIVEWAY PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- UNIQUE COASTAL PROPERTY OFFERING FLEXIBLE, VERSATILE ACCOMMODATION
- INCREDIBLE SEA VIEWS
- DRIVEWAY PARKING
- WALKING DISTANCE TO PORTH BEACH
- BALCONY OFF MAIN BEDROOM WITH FAR REACHING SEA VIEWS
- PRESENTED TO A HIGH STANDARD
- SUN TRAP REAR GARDEN
- NO ONWARD CHAIN
- INCOME POTENTIAL

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DESCRIPTION:

Welcome to Number 14 Century Court, quietly positioned in a peaceful setting just a short stroll from the beautiful sands of Porth Beach. One of Newquay's most desirable coastal neighbourhoods, Porth offers a relaxed atmosphere with the perfect balance of seaside charm and everyday convenience. The sheltered beach is ideal for swimming, paddleboarding, or simply unwinding by the water, while a welcoming beachfront pub, independent cafés, and handy local amenities are all within easy reach. Newquay town centre and the airport are just a short drive away. Century Court enjoys an elevated position at the top of Lewarne Road, with glimpses towards Porth Island and the Atlantic Ocean. Just moments from the beach, this sought-after development is surrounded by attractive modern bungalows, many of which have been tastefully renovated and upgraded, creating a smart and well-maintained coastal community.

Enjoying breathtaking views towards Porth, this beautifully presented home has been thoughtfully improved by the current owners to create a bright and sociable living environment, complemented by a versatile ancillary room with en-suite facilities.

An entrance porch welcomes you into the light-filled front-facing lounge, where large windows frame the stunning coastal outlook. Stairs rise to the first floor, while a well-appointed ground floor shower room is conveniently located off the lounge, fitted with an electric shower, WC and wash hand basin.

To the rear, the lounge opens seamlessly into an impressive open-plan kitchen/dining room. Reconfigured by the current owners to create a more social layout, this superb space offers clearly defined areas for cooking, dining and entertaining. Two sets of doors lead directly onto the rear garden, allowing natural light to flood the room and creating an excellent connection between the indoor and outdoor spaces. The kitchen has been updated with an attractive range of blue shaker-style units and provides space for an oven, washing machine and fridge/freezer.

The first floor is dedicated to a generous double bedroom, complete with an en-suite WC and wash hand basin, together with two useful storage cupboards. A balcony provides the perfect place to relax while enjoying the spectacular far-reaching views towards Porth and the coastline.

Adjacent to the main house is a separate ancillary room, accessed via its own external entrance. This versatile space comprises a spacious room with an en-suite shower room, having been refurbished within the last five years. It offers excellent flexibility for a variety of uses, including guest accommodation, a home office or hobby space, subject to a purchaser's own requirements and any necessary consents.

Externally, the rear garden is designed for ease of maintenance, featuring a level lawn, decked seating area and a sheltered, sunny aspect ideal for outdoor entertaining. To the front, there is a further low-maintenance garden together with driveway parking for one vehicle.

Material Information

Prospective purchasers should note that the separate ancillary accommodation has been created by the current owners. We understand that planning permission and Building Regulations approval have not been obtained for this conversion, and the accommodation is therefore marketed as ancillary space only. Buyers should make their own enquiries with the local planning authority and rely upon their solicitor's investigations regarding its existing and future use.

The absence of the relevant consents may be a consideration for some mortgage lenders. Interested parties are advised to discuss their individual circumstances with their proposed lender or mortgage adviser at an early stage to ensure the property meets their lending criteria.

Living Room

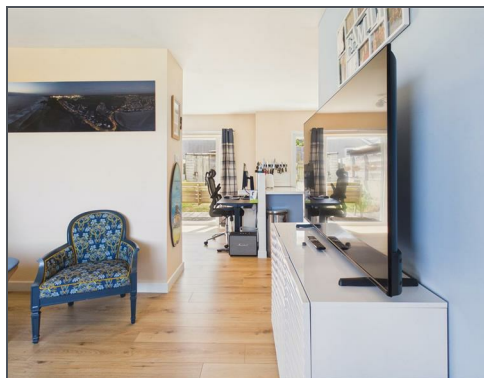
3.94m x 3.02m (12'11" x 9'10")

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Kitchen
3.22m x 3.10m (10'6" x 10'2")

Dining Area
2.54m x 2.48m (8'3" x 8'1")

Entrance Hallway
0.91m x 0.95m (2'11" x 3'1")

Shower Room
1.75m x 1.55m (5'8" x 5'1")

Bedroom
4.96m x 3.04m (16'3" x 9'11")

WC
2.74m x 1.50m (8'11" x 4'11")

Balcony
2.19m x 1.80m (7'2" x 5'10")

Ancillary Accommodation
2.48m x 4.20m (8'1" x 13'9")

Ancillary Shower Room
1.91m x 1.78m (6'3" x 5'10")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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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