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The Lighthouse 4 Pentire Avenue, Newquay TR7 1FB

£295,000

AN INCREDIBLE GROUND FLOOR LUXURY APARTMENT WITH A PRIVATE GARDEN, ALLOCATED PARKING AND A SURF STORE SITUATED AT THE GATEWAY TO FISTRAL IN ONE OF THE MOST PRESTIGIOUS DEVELOPMENTS IN ALL OF PENTIRE.

PROPERTY TYPE: Apartment

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

FEATURES:

- LOWER GROUND FLOOR ONE BEDROOM LUXURY APARTMENT
- PRIVATE LOW MAINTENANCE COURTYARD STYLE GARDEN
- ALLOCATED PARKING
- PRIVATE BEACH HUT STYLE STORE AND COMMUNAL SURF/BIKE STORE
- SHARE OF FREEHOLD
- ONE OF THE MOST PRESIGIOUS DEVELOPMENTS IN PENTIRE
- LUXURY, COASTAL LIVING AT ITS BEST
- NO ONWARD CHAIN
- ADDITIONAL STUDY/PLAY ROOM
- OUTDOOR SURF SHOWER

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DESCRIPTION:

Ideally positioned on Newquay's stunning coastline, The Lighthouses offers easy access to the golden sands of Fistral Beach; one of the UK's most iconic surfing destinations. Whether you're drawn to exhilarating water sports, scenic coastal walks, or simply relaxing by the sea, this exceptional location places the very best of coastal living right on your doorstep.

Just a short stroll away, the vibrant centre of Newquay offers an excellent selection of restaurants, cafés, independent shops, and local attractions, creating the perfect balance between seaside tranquillity and town-centre convenience. Golf enthusiasts will also appreciate the property's close proximity to Newquay Golf Club, a renowned 18-hole links course celebrated for its spectacular coastal setting and challenging play.

Number Two The Lighthouse is more than just an apartment; it is an opportunity to embrace a relaxed coastal lifestyle in one of Cornwall's most sought-after locations. Whether you're searching for a permanent home, a luxurious holiday escape, or an attractive investment opportunity, this beautifully presented property combines comfort, style, and an enviable setting just moments from the beach.

Step into the secure communal entrance; a beautifully presented and meticulously maintained hallway, offering an immediate sense of luxury and exclusivity. From here, take either the lift or stairs to the lower ground floor, where Apartment Two awaits.

The welcoming entrance hall provides a bright and spacious introduction to this exceptional home. To the left is a versatile study or occasional guest room, making it ideal for home working, hobbies, or visiting guests.

Further along the hallway, the principal bedroom enjoys direct access to the private rear garden, creating a wonderful connection between indoor and outdoor living. Within the bedroom is a useful cupboard housing the boiler, while the room itself offers a sophisticated and relaxing retreat, complemented by a stylish contemporary en-suite shower room. Opposite, a conveniently positioned cloakroom adds further practicality.

At the end of the hallway, the apartment opens into an impressive open-plan living, dining, and kitchen space — undoubtedly the heart of the home. Flooded with natural light, this superb room features floor-to-ceiling sliding doors that lead directly onto the garden, where distant sea views provide a stunning backdrop.

Designed for both entertaining and everyday living, the low-maintenance outdoor space is the perfect spot to unwind, enjoy the coastal outlook, or watch the sun set over Cornwall with a favourite drink in hand.

The kitchen is both elegant and functional, offering a comprehensive range of integrated appliances including a fridge-freezer, washing machine, dishwasher, oven, and gas hob.

Throughout the apartment, the décor is immaculate, with a tasteful combination of solid wood flooring and high-quality carpets creating a warm and refined finish.

Further benefits include an allocated parking space, a communal surf shower, secure entry system, and the considerable advantage of a share of the freehold, a highly desirable feature that is rarely available in such a sought-after coastal location.

Furniture and fixtures available by separate negotiation.

LEASE DETAILS

999 YEAR LEASE NEW IN 2014

SERVICE CHARGE: £2400.00 PER ANUM

EACH OWNER OWNS A 1/14 SHARE OF THE FREEHOLD

HOLIDAY LETTING AND RESIDENTIAL LETTING ARE PERMITTED

PETS ARE PROHIBITED IN THE LEASE BUT OWNERS ALLOW PETS IN THE BUILDING

Hallway 1

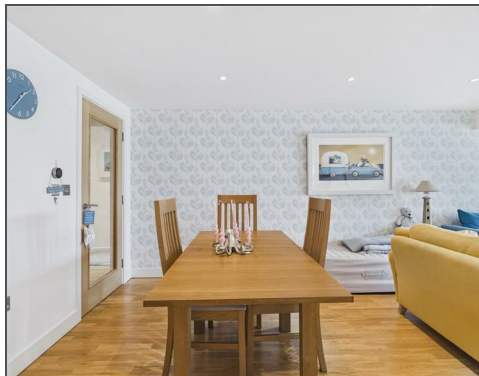
1.73 x 3.47 (5'8" x 11'4")

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Hallway 2
0.90 x 2.62 (2'11" x 8'7")

WC
2.53 x 1.12 (8'3" x 3'8")

Lounge & Dining Area
4.43 x 6.90 (14'6" x 22'7")

Kitchen
2.52 x 2.33 (8'3" x 7'7")

Bedroom
3.08 x 4.60 (10'1" x 15'1")

Study/Play Room
2.88 x 2.55 (9'5" x 8'4")

Shower Room
1.92 x 2.52 (6'3" x 8'3")

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		Current	Potential
Very energy efficient - lower running costs	(92-101) A	82	82
	(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(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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