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3 The Kallacliff 12 Lusty Glaze Road, Newquay TR7 3GN

£450,000

A TWO BEDROOM GROUND FLOOR LUXURY APARTMENT FEATURING A PRIVATE PATIO, ELEGANT MASTER SUITE WITH DRESSING ROOM AND EN SUITE SHOWER ROOM, ALLOCATED PARKING, AND BREATHTAKING SEA VIEWS. AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE ONE OF ONLY NINE EXCLUSIVE RESIDENCES PERFECTLY POSITIONED ABOVE THE ICONIC LUSTY GLAZE BEACH.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- GROUND FLOOR TWO BEDROOM LUXURY APARTMENT WITH A PRIVATE FRONT PATIO
- INCREDIBLE SEA VIEWS
- UNDER FLOOR HEATING
- EN SUITE BEDROOM
- CHOICE OF KITCHEN WORKTOP, UNIT COLOURS, CARPET COLOUR AND FLOORING COLOUR*
- EPC TO FOLLOW
- RENOWNED LOCAL DEVELOPER
- SOLAR PANELS
- 10 YEAR BUILD ZONE WARRANTY
- EV CHARGER

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DESCRIPTION:

It's time to introduce The Kallacliff at Lusty Glaze — the perfect harmony of modern design and classic Cornish charm.

Discover a rare opportunity to own one of just nine exclusive, luxury apartments perched above the golden sands of the iconic Lusty Glaze Beach — one of the most enchanting and sheltered coves on Cornwall's north coast. Renowned for its serene sandy shores, popular restaurant, and vibrant year-round events, Lusty Glaze offers a lifestyle like no other.

At The Kallacliff, you'll experience uninterrupted sea views and a harmonious blend of indoor comfort and natural beauty. The sound of waves and the scent of sea air will become a soothing part of your everyday life, with each residence designed to capture the magic of this extraordinary setting.

Crafted by the acclaimed David Cole Homes, known for their exceptional quality and attention to detail across Cornwall, every apartment promises superior craftsmanship, contemporary design, and a personal touch from a trusted local developer.

Conveniently located, The Kallacliff places you just moments from the ever-popular Chester Road shopping area, offering a selection of shops, cafes, and a hardware store. The vibrant town centre of Newquay is just over half a mile away, with its array of independent retailers, lively bars, and a stunning coastline dotted with beautiful beaches to explore.

Experience the perfect blend of coastal charm and contemporary elegance in Number Three, The Kallacliff—a remarkable two-bedroom ground floor apartment designed for those who appreciate refined seaside living. Just moments from the golden sands of Lusty Glaze, this newly built residence balances modern luxury with the easy rhythm of life by the sea.

Every element has been thoughtfully designed and finished to the highest standard. The open-plan kitchen, dining, and living space is bright and sophisticated, offering the ideal setting for relaxed gatherings or quiet evenings in. The bespoke kitchen showcases premium materials, integrated appliances, and sleek design details that create a seamless flow throughout the home.

The principal bedroom is a true retreat, featuring a walk-through dressing room that leads into a beautifully appointed en-suite-style space, offering both convenience and a touch of indulgence. The second bedroom is equally inviting, a light-filled, spacious, and perfect for guests. The main bathroom offers contemporary styling, including a Roca wall-hung rimless WC, bold black Hansgrohe fittings, and elegant tiling. Underfloor heating runs throughout, providing year-round comfort and a modern, welcoming ambiance.

Step outside onto your private patio, where stunning sea views create the perfect backdrop for morning coffee or relaxing evenings. Thoughtful additions such as allocated parking, an EV charging point, and solar panels enhance convenience and sustainability. Residents also enjoy shared amenities including an outdoor shower, cycle rack, and secure storage area—ideal for coastal living.

With its timeless design, energy efficiency, and enviable location, Number Three, The Kallacliff offers an exceptional opportunity to own a slice of contemporary coastal luxury.

LEASE DETAILS

New 999-year lease on completion

Peppercorn ground rent of £10.00 per annum

Service charge: Approximately £1,500.00 (non-profitable)

Each apartment owner holds a 1/9 share of the freehold

Holiday letting, long letting, and pets permitted

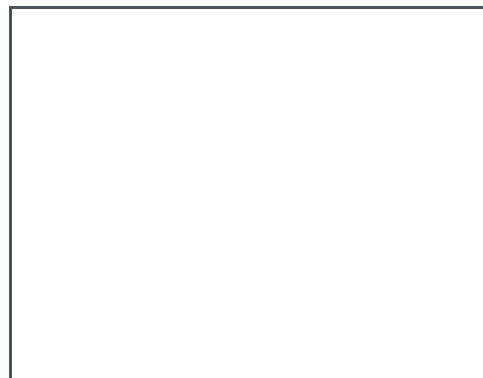
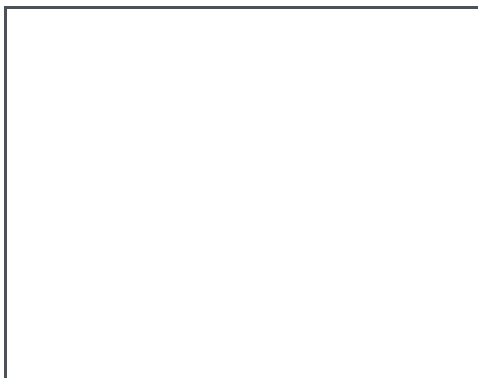
*Subject to timeframe.

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Hallway
2.80 x 2.68 (9'2" x 8'9")

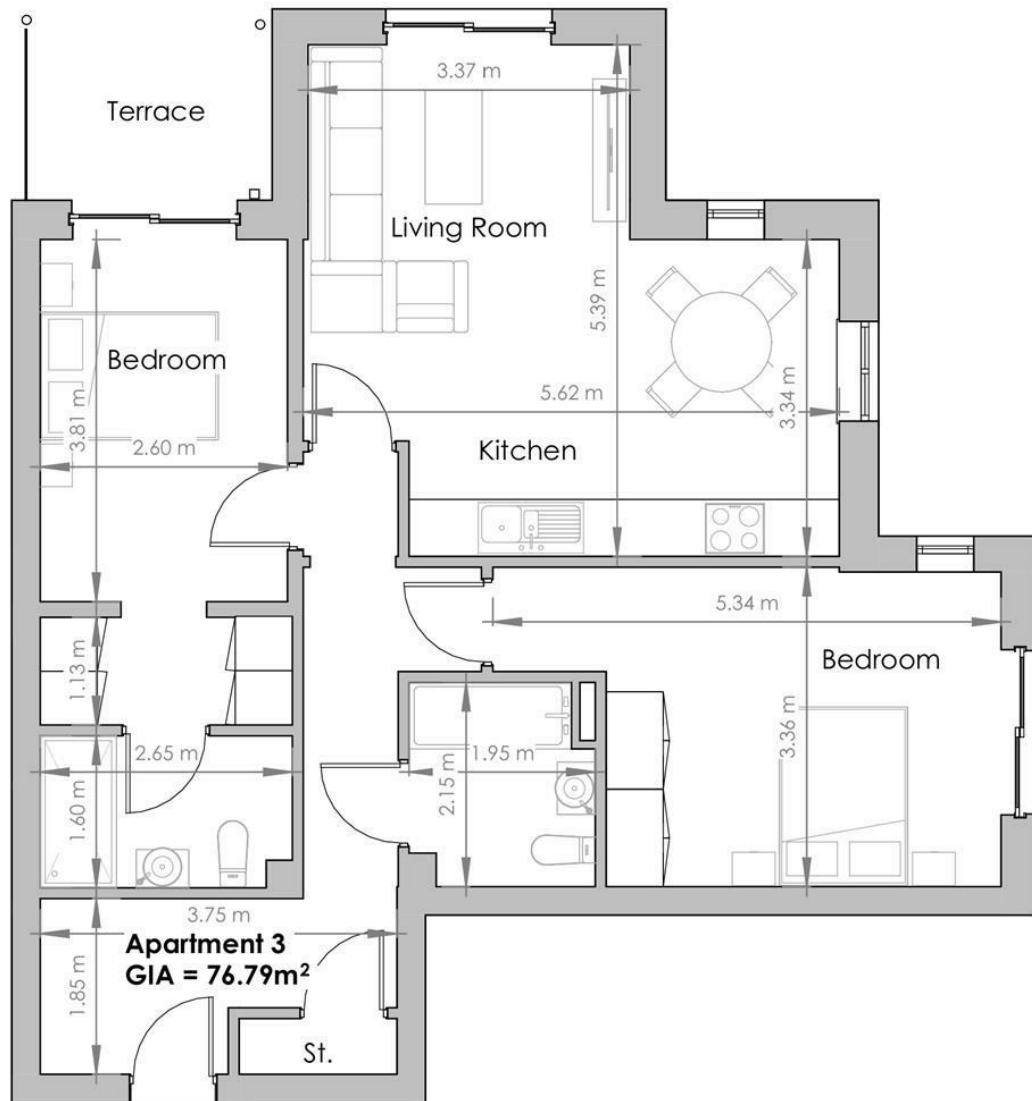
Kitchen Living Dining
5.39 x 5.62 (17'8" x 18'5")

Bedroom
5.34 x 3.36 (17'6" x 11'0")

Bathroom
2.14 x 1.92 (7'0" x 6'3")

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		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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