

"Estate Agency is evolving...evolve with us"



### 3 The Point Pentire Avenue, Newquay TR7 1FS

**£300,000**

A GROUND FLOOR APARTMENT FEATURING TWO GENEROUS DOUBLE BEDROOMS WITH VIEWS OF FISTRAL BEACH AND THE ATLANTIC OCEAN. FINISHED TO A HIGH SPECIFICATION THROUGHOUT, THE PROPERTY ALSO INCLUDES ALLOCATED PARKING, A PRIVATE SURF STORE, AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment

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

#### **FEATURES:**

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- VIEWS OF FISTRAL BEACH AND THE ATLANTIC OCEAN
- ALLOCATED PARKING AND A PRIVATE SURF STORE
- MAIN BEDROOM EN SUITE
- PRIVATE PATIO
- HIGHLY DESIRABLE PENTIRE LOCATION
- PERFECT AS A BOLT-HOLE BY THE SEA

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



## DESCRIPTION:

Welcome to Number Three The Point; a beautifully appointed two-bedroom ground apartment, perched high on the desirable Pentire Peninsula offering sea views. This generously proportioned home features bright, open-plan living areas, luxurious high-end finishes, and the convenience of allocated parking. Impeccably maintained throughout, the property provides the perfect blend of space and comfort, making it an ideal permanent residence or coastal retreat.

Just a short stroll from Newquay's vibrant town centre, and with world-famous Fistral and Crantock beaches on your doorstep, this location is truly second to none. The surrounding area is rich in scenic coastal paths, perfect for outdoor enthusiasts and nature lovers alike. Newquay itself boasts a lively high street filled with independent shops and inviting eateries. Nearby, iconic Fistral Beach; a global surfing destination attracts water sports enthusiasts year-round. Whether you're an experienced surfer or a beginner, the beach is home to several renowned surf schools and hosts major events such as Boardmasters. The River Gannel is ideal for paddleboarding and kayaking at high tide, and peaceful riverside walks at low tide. Meander along its winding banks, stopping to take in the views or an ice cream en route!

The Point is an exclusive development of just 14 apartments, completed in 2014. Residents benefit from a neat communal hallway with both stairs and lift access to all floors.

As you step into the welcoming L-shaped hallway, you're welcomed by a sense of light and space. A built-in storage cupboard, cleverly housing the washing machine, adds practical convenience, while the hallway provides seamless access to every room in the apartment.

At the heart of the home is a stunning open-plan kitchen, lounge, and dining area — a space designed for modern coastal living, comfort, and connection to the outdoors. Expansive floor-to-ceiling windows invite in natural light and offer views of Fistral Beach and the Atlantic Ocean beyond. Whether you're preparing a meal, relaxing with a book, or hosting friends, the ever-changing seascape remains your constant backdrop. The contemporary cream gloss kitchen is fully equipped with integrated appliances and features a central breakfast bar...a stylish yet functional element that subtly defines the space while providing a relaxed dining option.

The apartment features two generously sized double bedrooms, each designed with comfort and flexibility in mind. The larger bedroom includes built-in wardrobes, a beautifully appointed en-suite shower room. The second bedroom also offers ample space, ideal for guests, family, or even a home workspace. A sleek family bathroom, complete with elegant tiling and a bath with shower over, completes the internal accommodation.

Externally, the apartment benefits from an allocated parking space and a private surf store... a 'Must Have' feature for beach lovers and water sports enthusiasts. With Fistral Beach just moments from your door and Newquay's vibrant town centre within easy reach, this apartment places you in the heart of Cornwall's iconic coastline. Whether it's morning surf sessions, coastal walks, or peaceful evenings taking in the view, this ground floor retreat offers a truly exceptional coastal lifestyle.

## LEASE DETAILS

Managed by Belmont Property Management

999 Year Lease, New in 2014

Ground Rent: £360.00 p/a

Service Charge: £2000.00 p/a

Pets are permitted

Holiday letting and long letting is permitted

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



Hallway  
6.45m x 1.07m (21'2 x 3'6)

.

Bedroom  
3.66m x 3.58m (12'0 x 11'9)

.

En Suite  
1.35m x 1.35m (4'5 x 4'5)

.

Bedroom  
3.66m x 3.45m (12'0 x 11'4)

.

Kitchen Lounge Diner  
7.09m x 4.78m (23'3 x 15'8)

.

01637 877754

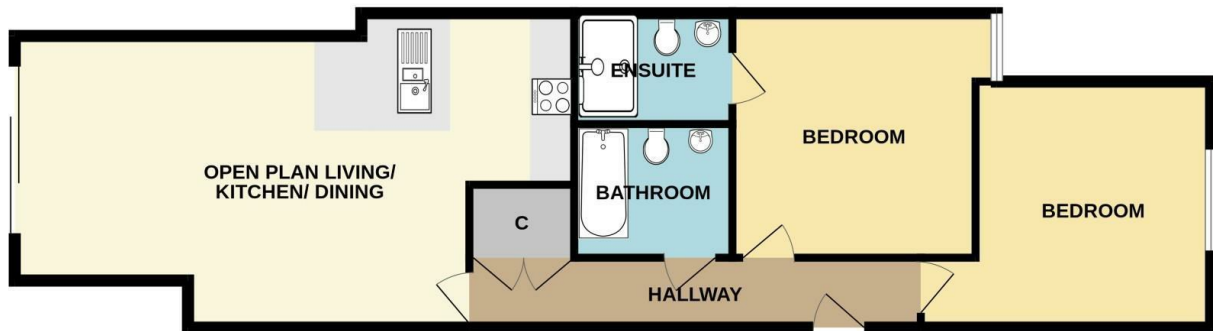
[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"

**FLOORPLAN:**

**GROUND FLOOR**  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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.  
Made with Metropix ©2025

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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			
<b>England &amp; Wales</b>	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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk