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6 The Point Pentire Avenue, Newquay TR7 1FS

£425,000

AN EXCEPTIONALLY SPACIOUS FIRST-FLOOR APARTMENT FEATURING THREE GENEROUS DOUBLE BEDROOMS, BOASTING BREATHTAKING VIEWS OVER 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: Flat - Purpose Built

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT
- EXCEPTIONAL VIEWS OF FISTRAL BEACH AND THE OCEAN
- TWO PRIVATE BALCONIES
- PARTICULARLY SPACIOUS
- FLAWLESSLY PRESENTED
- MAIN BEDROOM EN SUITE
- ALLOCATED PARKING AND SURF STORE
- THE PERFECT BOLT HOLE BY THE SEA WITH UP AND RUNNING HOLIDAY LETS
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number Six The Point— a beautifully presented three-bedroom first floor apartment, perfectly positioned high on the Pentire peninsula offering spectacular sea views. This exceptionally spacious home offers bright living spaces, a high end luxury finish and allocated parking. Presented to the highest standard throughout, this delightful property provides space and comfort in equal measure, making it a perfect haven for those looking for a home or bolt hole by the sea.

Located just a short walk from Newquay's vibrant town centre, and with world-renowned Fistral and Crantock beaches on your doorstep, the setting is truly second to none. The area is rich with scenic coastal paths, offering endless opportunities for outdoor adventure. Newquay itself boasts a thriving high street, home to a variety of independent shops and local eateries. Just minutes away, Fistral Beach — a global surfing hotspot — draws watersports enthusiasts from far and wide. Whether you're a seasoned surfer or eager to learn, the beach hosts numerous surf schools and is a key venue for major events like Boardmasters. The River Gannel is a gem of natural beauty — a vibrant hub for paddleboarding and kayaking at high tide, and a peaceful sanctuary for riverside walks when the waters retreat. Meander along its banks for miles, with scenic stops (and perhaps a few ice creams) along the way.

The Point is an exclusive development of just 14 apartments built in 2014. A neat and immaculate communal hallway provides stairs and lift access to all floors.

As you enter through a welcoming L-shaped hallway, you're immediately struck by the sense of space and light. A convenient storage cupboard, neatly housing the washing machine, adds practical functionality, while the hallway effortlessly connects all rooms in the home.

At the heart of the property lies a spectacular open-plan kitchen, lounge, and dining area — a space designed not only for comfort and modern living, but for fully immersing yourself in the ever-changing seascape just outside. Floor-to-ceiling windows draw your eye straight to the ocean, framing uninterrupted views of Fistral Beach and the Atlantic horizon. Whether you're cooking, dining, relaxing, or entertaining, the sea is always in sight. A sleek high-gloss kitchen with integrated appliances and a central breakfast bar adds a touch of sophistication while providing a casual dining option that subtly defines the space.

Each of the three double bedrooms are thoughtfully designed to offer both comfort and generous proportions. The principal bedroom is a true sanctuary, featuring built-in wardrobes, a beautifully finished en-suite shower room, and direct access to the balcony; an ideal spot to unwind with a glass of wine and watch the sun set into the ocean. Another bedroom benefits from a full wall of fitted wardrobes, while the third provides flexibility for guests, family, or a home study. A stylish family bathroom with elegant tiling and a bath with shower over completes the interior.

Externally, the property includes an allocated parking space and a private surf store; a must-have for beach lovers and watersports enthusiasts. With Fistral Beach just moments away and Newquay's vibrant town centre within easy reach, you're perfectly placed to enjoy the very best of Cornwall's coastal lifestyle. Whether it's morning surf sessions, sunset beach walks, or relaxed days soaking in the view, this apartment offers a truly enviable way of life.

LEASE DETAILS

Managed by Belmont Property Management
999 Year Lease, New in 2012
Ground Rent: £250.00 p/a
Service Charge: £2500.00 p/a
Pets are permitted
Holiday letting and long letting is permitted

Lounge Diner
8.53m x 4.50m (28'0 x 14'9)

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Bedroom 1
3.89m x 3.73m (12'9 x 12'3)

Bedroom 2
4.39m x 2.90m (14'5 x 9'6)

Bedroom 3
3.66m x 2.54m (12'0 x 8'4)

Bathroom

En Suite

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FLOORPLAN:

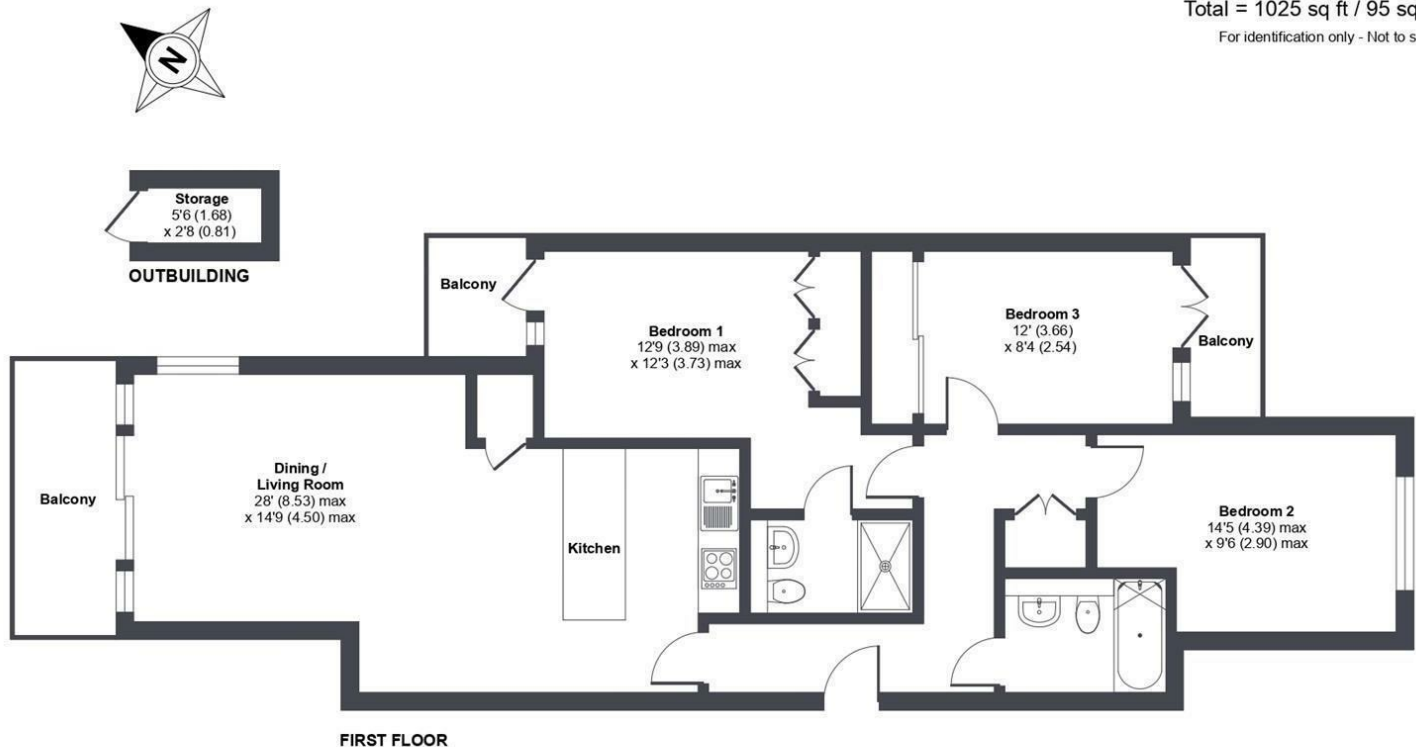
Pentire Avenue, Newquay, TR7

Approximate Area = 1010 sq ft / 94 sq m

Outbuilding = 15 sq ft / 1 sq m

Total = 1025 sq ft / 95 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for David Ball Agencies. REF: 629483.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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	82	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) 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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