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## Flat 10 High Atlantic, Newquay TR7 3LX

**£275,000**

ENJOY BREATHTAKING PANORAMIC SEA AND COASTAL VIEWS FROM THIS BEAUTIFULLY REFURBISHED ONE-BEDROOM FIRST-FLOOR FLAT, FEATURING A BRIGHT SOUTHERLY-FACING BALCONY PERFECT FOR RELAXING IN THE SUN. THE PROPERTY ALSO BENEFITS FROM A GARAGE AND PARKING SPACE.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

### FEATURES:

- BEAUTIFULLY REFURBISHED FIRST FLOOR APARTMENT WITH INCREDIBLE VIEWS
- GARAGE AND ALLOCATED PARKING
- NEW KITCHEN AND BATHROOM
- POPULAR DEVELOPMENT WITH A REAL SENSE OF COMMUNITY
- SOUTHERLY FACING BALCONY
- SHORT WALK TO PORTH BEACH
- JUST ACROSS THE ROAD FROM THE COASTAL PATH
- JUST A FEW MINUTES DRIVE TO NEWQUAY AIRPORT
- HOLIDAY LETTING NOT PERMITTED

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## DESCRIPTION:

Welcome to Number Ten High Atlantic, a beautifully refurbished first-floor apartment perfectly positioned on Watergate Road in the highly sought-after coastal area of Porth, just two miles from Newquay's vibrant town centre. Porth has long been a favourite with both locals and visitors thanks to its stunning sandy beach, dramatic coastline, and relaxed coastal lifestyle. The area is home to the ever-popular Mermaid Inn, a charming beachside pub where you can unwind with a drink while enjoying panoramic sea views. Within Porth itself, you'll also find a selection of cafés, restaurants, and even a boutique clothing store, all contributing to the unique seaside charm.

This exceptional one-bedroom apartment has been recently refurbished to an impeccable standard throughout and enjoys some of the finest sea views we've seen in the area. Every detail has been carefully considered, with improvements including new electric heating, freshly skimmed walls, upgraded insulation, and replacement internal and external doors, creating a stylish and comfortable home ready to move straight into.

Step inside via a bright and welcoming entrance hallway which leads into the impressive open-plan kitchen, lounge, and dining space. Here, the breathtaking coastal outlook immediately takes centre stage, with uninterrupted sea views providing a spectacular backdrop to everyday living. Whether enjoying your morning coffee or watching the sun set over the Atlantic, this is a space designed to be enjoyed year-round.

The contemporary kitchen has been thoughtfully fitted with a range of stylish units complemented by solid wood worktops and includes a BOSCH integrated oven and hob, together with space for a washing machine, dishwasher, and fridge-freezer. From the lounge area, French doors open onto a sheltered south-facing balcony — a true sun trap and the perfect spot for al fresco dining or simply relaxing in the sunshine while listening to the waves below.

The generous double bedroom offers excellent proportions and ample space for storage, while the newly refurbished bathroom has been beautifully finished and comprises a bath with shower over, WC, and wash basin. A recently replaced 'MEGAFLO' hot water system is neatly housed within a hallway cupboard, with electric heating installed throughout the apartment.

Externally, the property further benefits from the rare advantage of both a single garage and allocated parking. Residents also enjoy access to useful communal facilities including a drying area, wetsuit rack, and bin store — ideal for those embracing the coastal lifestyle.

One of the standout features of High Atlantic is the genuine sense of community within the development. As holiday letting is not permitted, the building enjoys a quieter, more neighbourly atmosphere, making it particularly appealing for owner-occupiers and those seeking a peaceful seaside retreat rather than a transient holiday complex.

Ideally located just minutes from Newquay Airport and the town centre, this superb apartment would make a perfect coastal home, luxurious bolt-hole, or tranquil retreat by the sea.

## LEASE DETAILS

This property has the benefit of owning 1/15th share of the freehold where there is then a management company in place to oversee the day-to-day running's.

The service charge is £200 per month and a peppercorn ground rent.

The lease is 999 years long, new in 2002.

Please note that although you can long term let this property cannot be holiday let

Pets are allowed.

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Lounge Diner Kitchen  
7.62m x 3.45m (25'0 x 11'4)

Bedroom  
3.43m x 2.95m (11'3 x 9'8)

Bathroom  
2.01m x 1.93m (6'7 x 6'4)

Garage

#### 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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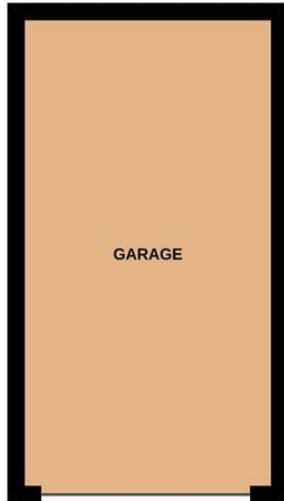
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FLOORPLAN:

GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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.  
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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		
(92-100) <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 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.

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