

## 14 Alexandra Road, Newquay, TR7 3ND



### **RARE SENSATIONAL BEACHSIDE 2 BEDROOM GARDEN-LEVEL APARTMENT WITH DIRECT PRIVATE ACCESS ONTO PORTH BEACH**

- Spacious 2 double bedroom apartment (Principal bedroom with en-suite)
- Direct access from the patio through communal beachfront gardens onto Porth Beach
- Private surf store and residents' beach shower
- IMMACULATE THROUGHOUT
- Approximately 91.7 m<sup>2</sup> (987 sq ft) of beautifully presented accommodation
- SEA BEACH AND HEADLAND VIEWS
- Lift access down from reception floor
- Open-plan living opening onto a generous beach-facing patio
- Exclusive development of just eight apartments with designated parking
- Extremely sought-after Porth Beach location

**Price £535,000 Leasehold**

This immaculate and highly desirable apartment occupies a garden-level position within this exclusive beachfront development of just eight apartments and represents a rare opportunity to enjoy an exceptional coastal lifestyle. Apartment 1 opens directly onto a generous beach-facing patio, which leads into well-maintained communal gardens extending towards Porth Beach. From the garden, owners have direct private access onto the golden sands via a stile, allowing you to enjoy the beach within moments without crossing a road. The apartment also enjoys coastal sea and beach views and an unrivaled connection to the beautiful, family-friendly waters of Porth Beach and everything it has to offer.

Approached from Alexandra Road, Coast has a private residents car park with a designated space for apartment 1. Each apartment has a private surf store on the car park level, where there is also a resident outdoor beach shower. The main communal entrance door leads into a communal hall with stairs and a lift descending two floors onto the beach level where apartment 1 can be found.

A generous entrance hall provides access to all the rooms starting with the useful utility room/store complete with cupboards and a fitted washing machine. The spacious master bedroom with en-suite, sits on the front overlooking the beach with direct double door access onto the full width patio, and the beach beyond. The second bedroom is a generous double or twin and utilises the main bathroom which also serves as the apartment WC.

The main open plan living room comprises the fully fitted kitchen with a comprehensive set of integrated appliances and a breakfast bar, flowing into the dining and lounge areas. French doors open directly onto the generous private patio, creating a seamless indoor-outdoor living space that makes the very most of the apartment's unique beachfront setting. Beyond the patio lie the well-maintained communal gardens, leading directly to the beach.

The block was constructed in 2010 to a high standard and has been very well maintained by the managing agent and the owners. The attractive communal gardens, exclusive low density of just eight spacious apartments, residents' freehold ownership and exceptional beachfront position combine to create one of Porth's most desirable apartment developments. Apartment 1 is perfectly suited as a second home, an investment let or a private residence by the beach.

**TENURE**

999-year lease commencing 25 March 2010. Service charge for the period 1 April 2026 to 31 March 2027: £5,414.22. Ground rent: £0.

The freehold tenure (Coast Freehold Limited) was purchased in 2012 and is held jointly and equally by all eight apartment owners. Silverkey Property Management manage the day-to-day running/compliance for the block.

**LETTING**

Holiday and/or permanent letting is not prohibited by the lease or the management company. Owners are at liberty to use the property for themselves as a permanent or temporary residence and are also permitted to rent permanently and for holiday lets.

**PETS**

Written consent from the landlord is required to keep pets at the premises, with such permission being withdrawn upon complaint of nuisance or annoyance. The landlord gives consent for OWNERS ONLY to keep pets at the apartment, but this does not extend to guests or tenants.

**SERVICES & HEATING**

All mains services. Communal gas-fired boiler serves the underfloor heating and hot water system, individually metered and invoiced via the management company. Cold water invoiced via management company. Independent electric meter supply.

**COUNCIL TAX/BUSINESS RATES**

The property is currently used as a holiday let and is rated for business rates as a self catering holiday unit and premises (rateable value £3900). Previously the apartment was rated residentially in Band D.

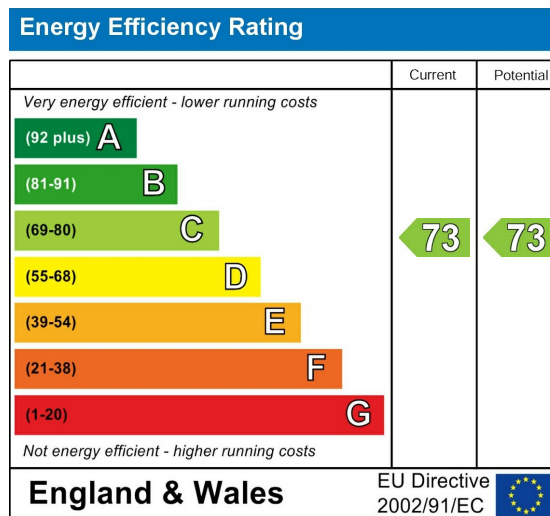
**COMPLETION**

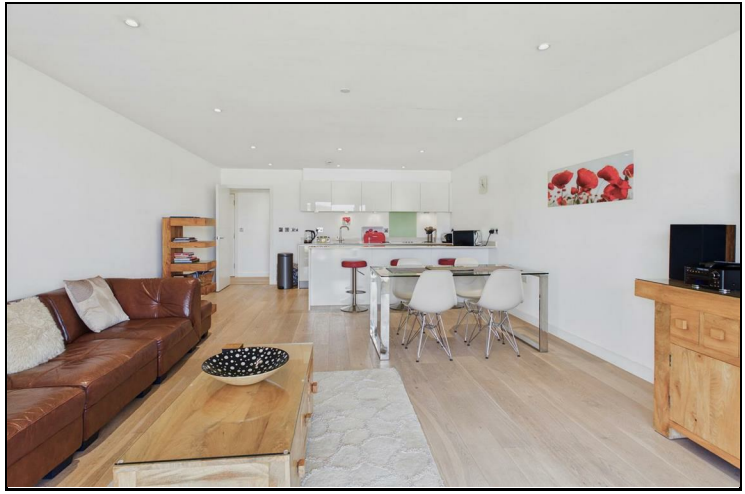
Completion is proposed for November 2026 following completion of the 2026 Summer Season.

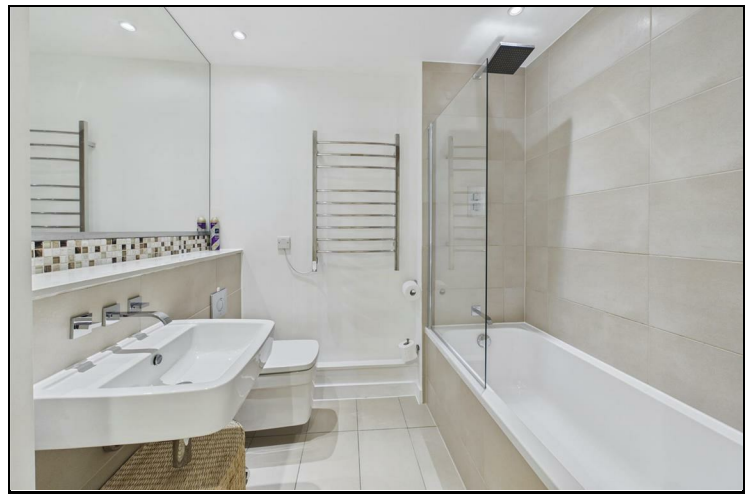
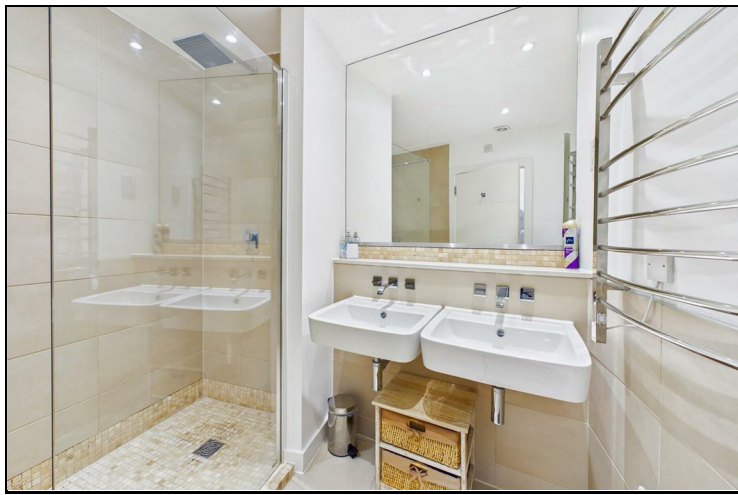
**SURF STORE**

The property has a designated lockable surf store in the front car park for private storage use. The block has a designated bin store in the front car park with recycling facilities. Outside residents beach shower.

Viewing is available strictly by appointment between bookings and on changeover days. Please give us a call on (01637) 875847 to book an appointment.







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