

TOM WILLS
PERSONAL PROPERTY AGENTS

25 Sea View Court

Sea View Road, Falmouth, TR11 4BZ

£395,000

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An impressive top floor apartment occupying a favourable position within Sea View Court, a well regarded apartment complex built by quality developers Highgrove Homes in 2005, set between Falmouth's town centre and seafront. The apartment offers two double bedrooms including a master en-suite, a generous open-plan living space and approximately 947 sq ft of accommodation in total, along with a private balcony enjoying an elevated outlook over the communal gardens towards Falmouth Bay. Further benefits include lift access, a large allocated parking bay, an external storage unit, a share of the freehold and no onward chain.

- Top floor apartment with balcony and views towards Falmouth Bay
- Approximately 947 sq ft of accommodation
- Two double bedrooms, principal with en-suite shower room
- Spacious open-plan living and dining room with adjoining kitchen
- Built by Highgrove Homes in 2005
- Excellent storage throughout, plus a separate external store
- Lift and staircase serving all floors
- Large allocated parking bay
- Share of freehold with a 999 year lease and no onward chain
- Gas central heating, uPVC double glazing and EPC Rating C

























THE PROPERTY

The communal entrance is accessed from Melvill Road or through the lovely shared gardens, with both a staircase and lift rising to the top floor. The apartment's own entrance hall, complete with cloaks cupboard, leads through to an inner hallway providing further storage, an airing cupboard housing the hot water tank, a video entry phone and loft access.

The heart of the apartment is the open-plan living and dining room, a substantial and light-filled space measuring 6.4m x 5.9m, with wooden window shutters and direct access onto the balcony overlooking the gardens below. The adjoining kitchen is fitted with an extensive range of units beneath granite work surfaces, together with a breakfast bar, gas cooker with extractor hood, and integrated dishwasher. Both the integrated fridge and freezer were replaced in 2025.

The principal bedroom benefits from two built-in wardrobes, with a door through to the en-suite shower room comprising a walk-in shower upgraded in 2022, wash hand basin, WC and heated towel rail. The second double bedroom is a characterful room, part circular in shape with curved double glazed windows, fitted shutters and a large built-in wardrobe. A stylish bathroom also features an upgraded rainfall shower in 2022.

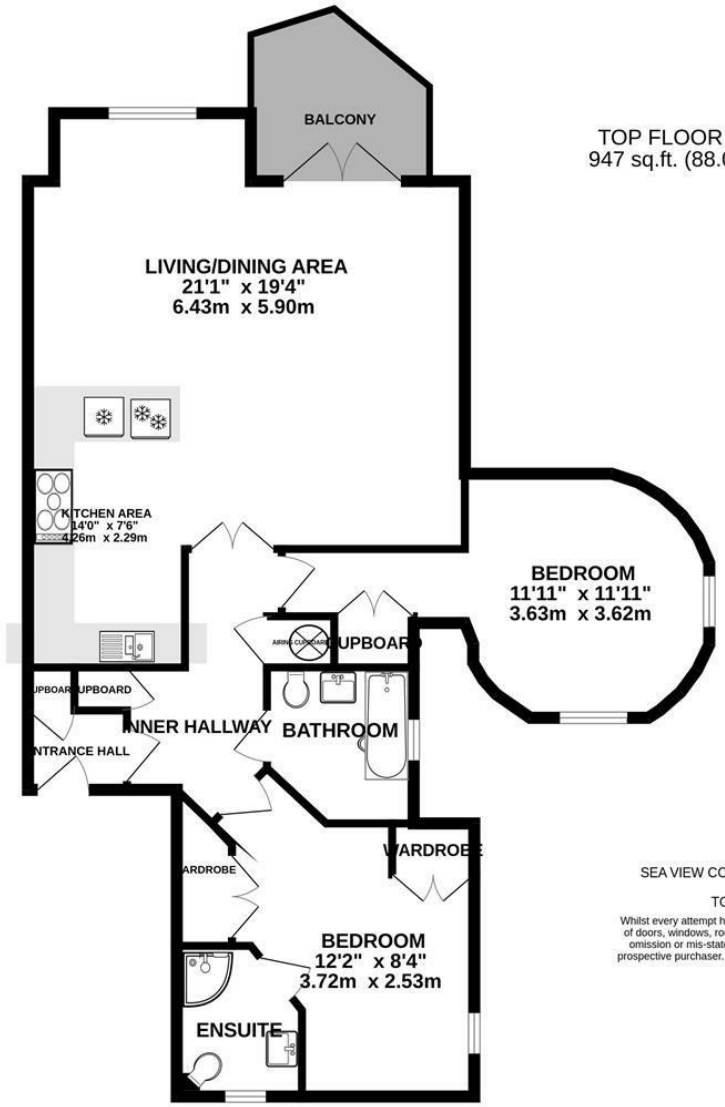
Externally, the apartment comes with a large designated parking bay within a private brick-paved area accessed from Sea View Road, together with an external storage unit within the grounds, ideal for water sports or leisure equipment.

THE LOCATION

Sea View Court sits on Melvill Road, one of Falmouth's most convenient addresses, positioned between the town centre and the seafront. Gyllyngvase Beach and the coastal walks beyond are within easy reach, while the shops, restaurants and harbourside of the town centre are around a ten minute walk away. The development is set within well tended communal gardens, and Falmouth's branch line railway stations nearby provide connections to Penryn, Truro and onwards to the mainline network.

ADDITIONAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas fired central heating. Council Tax: Band E, Cornwall Council. Tenure: Leasehold with a share of the freehold, held on a 999 year lease from 2005. Service and maintenance charges are approximately £660 per quarter (£2640 per annum). Long term letting is permitted, however holiday letting and pets are not permitted under the terms of the lease. EPC Rating: 79(C).

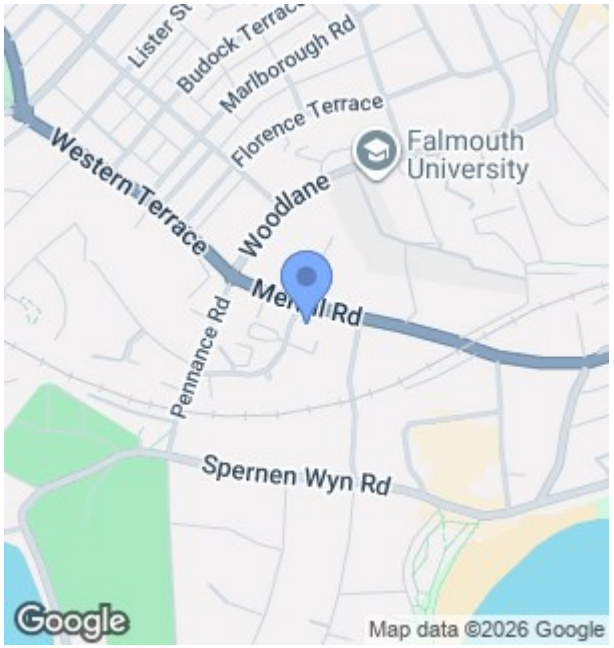


TOP FLOOR APARTMENT
947 sq.ft. (88.0 sq.m.) approx.

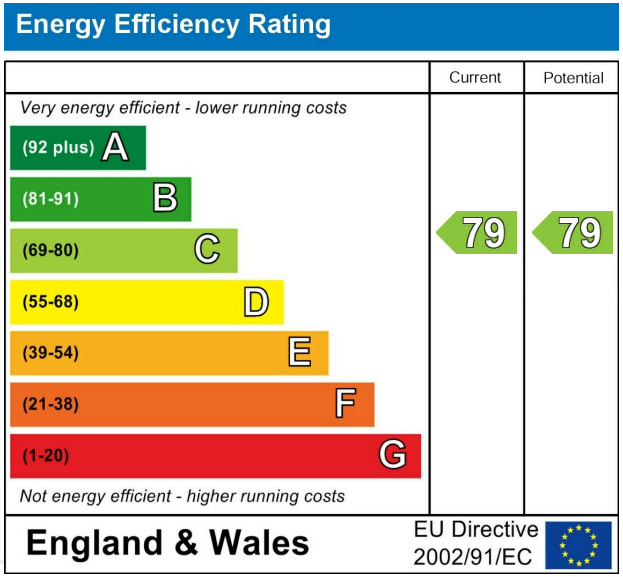
SEA VIEW COURT, SEA VIEW ROAD, FALMOUTH, CORNWALL, TR11 4BZ.

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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 Graph



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