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12a Cliff Road, Newquay TR7 2NE

£395,000

A GORGEOUS APARTMENT WITH BREATHTAKING, UNINTERRUPTED VIEWS STRETCHING ALONG THE NORTH CORNISH COASTLINE, STYLISH INTERIORS AND AN IMPRESSIVE OPEN-PLAN LIVING SPACE. STEP STRAIGHT ONTO THE HUGE TERRACE TO ENJOY THE VIEWS, WATCH THE SURF AND TAKE IN SPECTACULAR SUNSETS. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

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

FEATURES:

- TWO BEDROOM APARTMENT WITH INCREDIBLE SEA AND COASTAL VIEWS
- HUGE SUN TERRACE - 998 sq/ft
- HIGHLY DESIRABLE TOWN CENTRE LOCATION
- OPPOSITE THE RAILWAY STATION AND EASY WALKING DISTANCE TO VARIOUS BEACHES
- NO ONWARD CHAIN
- RECENTLY FULLY REFURBISHED TO A SUPERB STANDARD
- OPEN PLAN LIVING
- LUXURIOUS SHOWER ROOM

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DESCRIPTION:

There's something pretty special about being this close to the sea. Step outside onto Cliff Road and you're moments from the beach, with the centre of Newquay, its independent cafés, restaurants, bars and shops all within an easy stroll. It's a location where you can leave the car behind and make the most of coastal living, whether that means a morning surf, a coffee overlooking the sea or an evening walk along the cliffs.

Newquay has a brilliant energy to it all year round. There's a fantastic mix of independent places to eat and drink, beautiful beaches to explore and miles of coastline on the doorstep, while the A30 and Newquay Airport make getting here and getting away surprisingly easy. For anyone wanting to embrace the Cornish lifestyle, it's difficult to find a more convenient and enjoyable base.

And then there are the views...

This first-floor apartment is presented to an exceptionally high standard and enjoys truly spectacular, uninterrupted views across the sea and along the North Cornish coastline. From the moment you step into the open-plan living space, your eye is drawn straight towards the enormous sun terrace and the ever-changing coastal outlook beyond.

The apartment is accessed at ground floor level via a welcoming communal entrance, shared with just one other apartment. Stairs rise to the first floor where an inner hallway leads through to the accommodation.

The heart of the home is the impressive open-plan kitchen, living and dining space, thoughtfully arranged to provide plenty of room for cooking, dining, relaxing and entertaining. Two sets of sliding doors open directly onto the substantial sun terrace, creating a wonderful connection between the inside and out.

The terrace has been raised to sit level with the living accommodation, making it feel like a natural extension of the apartment. In the warmer months, with the doors thrown open, this is an exceptional space for entertaining friends and family, enjoying a morning coffee, watching the surf or simply settling down with a drink as the sun sets over the coastline. The views are quite simply mesmerising. Practically, the contemporary kitchen features a stylish range of blush-pink units with integrated appliances including a double oven, fridge freezer, electric hob, dishwasher and wine fridge. A breakfast bar subtly divides the kitchen from the living area and provides a relaxed spot for casual dining. The lounge area features a smart media wall, while the generous proportions of the room allow plenty of flexibility for different seating and dining arrangements.

There are two beautifully presented bedrooms, both positioned towards the front of the apartment. The principal bedroom benefits from an attractive bay window and built-in storage, while the second bedroom is also finished to the same high standard.

Completing the accommodation, the shower room is particularly stylish, featuring contemporary tiling, quality fittings and plenty of natural light with a real feel of luxury.

Outside, the vast sun terrace is undoubtedly the standout feature. There is also an external store which has been thoughtfully divided to provide useful outdoor storage alongside a separate home-office/study-style space — ideal for those who work from home or simply need somewhere to escape to.

PARKING

The apartment does not have its own private parking space. There are two council car parks within around 100 metres, where annual permits are available, along with a combination of restricted and unrestricted on-street parking close by.

TENURE

Leasehold – 999-year lease from 2013. A management company will be put in place, with the service charge to be confirmed. Pets and holiday letting will be permitted.

A beautifully presented two-bedroom apartment in a fantastic town-centre location, with uninterrupted sea views and an incredible sun terrace that really sets this property apart. Stylish, spacious and ready to enjoy, this is a fantastic opportunity for a permanent home, coastal retreat or holiday investment, with no onward chain.

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Decked Terrace

11.39m x 7.77m (37'4" x 25'5")

Living/Diner/Kitchen

8.62m x 3.95m (28'3" x 12'11")

Bedroom 1

4.92m x 3.25m (16'1" x 10'7")

Bedroom 2

4.66m x 2.32m (15'3" x 7'7")

Shower Room

2.92m x 1.65m (9'6" x 5'4")

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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FLOORPLAN:



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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	

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

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