

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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1 REGENCY HOUSE, SEA ROAD, CARLYON BAY, ST AUSTELL, CORNWALL PL25 3RZ

PRICE £375,000



Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

OFFERED FOR SALE AND CHAIN FREE IS THIS VERY SPACIOUS GROUND FLOOR APARTMENT NICELY HIDDEN AWAY. IT IS APPROACHED VIA A PRIVATE GATED ENTRANCE ALONG ONE OF THE MOST SOUGHT AFTER PRIVATE RESIDENTIAL COASTAL ROADS WITHIN THE ST AUSTELL BAY AREA. THE APARTMENT IS SURROUNDED BY MANICURED LANDSCAPED LEVEL GARDENS AND AMPLE PARKING AREAS WHICH CULMINATES TO FORM AN EXCLUSIVE ENVIRONMENT FOR THOSE SEEKING A PROPERTY FOR FULL TIME USE OR AS A SECOND HOME PROVIDING A LOCK UP AND LEAVE SCENARIO.

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Room Descriptions

Main Living Room

15' 0" x 16' 5" (4.57m x 5.00m)
With full glazed door and full height window overlooking the garden, BT point and T.v. point, wood effect laminate flooring, this room opens into the kitchen. Door leading through to the hallway.

Attached Store Room

Situated next to the accommodation with light and power

Kitchen

Fitted with a range of appliances including a fridge/freezer, built in washing machine and tumble dryer, four ring gas hob with extractor above, central heating control. Neff double oven, low voltage lighting, window to the side.

Entrance Hall

13' 2" x 4' 9" (4.01m x 1.45m), the second part measures 10' 4" x 3' 9" (3.15m x 1.14m) This area is L shaped, deep built in storage cupboard.

Bathroom

8' 5" x 8' 8" (2.57m x 2.64m) finished with ceramic tiled walls and floor, recessed lighting, extractor fan, towel radiator, Low level W.C. panelled bath, double shower, shaver socket.

Bedroom 1

16' 4" x 11' 7" (4.98m x 3.53m)
Large window to the rear.

Bedroom 2

11' 8" x 12' 0" (3.56m x 3.66m)
Full glazed door and window to the rear.

The Property

Offered for sale and chain free is this very spacious ground floor apartment nicely hidden away, approached via a private gated entrance along one of the most sought after private residential coastal roads within the St Austell Bay area. The apartment is surrounded by manicured landscaped level gardens with ample parking creating an exclusive environment for those seeking a property for full time use or as a second home providing a lock up and leave scenario. The accommodation comprises of a generous entrance hall, main living area with separate kitchen area, two large double bedrooms and bathroom. Heating is via a gas fired system and the window and doors are double glazed UPVC units. No 1 Regency House is accessed from Sea Road via a private driveway which leads to a set of double electric security gates. A large, paved parking area offers a designated parking space to the rear and visitor parking to the front. The communal gardens are beautifully maintained and feature lawned areas with mature shrubs and seating. To the side of the apartment is a generously sized lockable storage room with light and power. Carlyon Bay is located on the picturesque south coast of Cornwall in the region known as the 'Cornish Riviera'. Regency House is meters away from the beautiful coastal path, Carlyon Bay sandy beach and championship golf course. The apartment is opposite the Carlyon Bay Hotel which offers locals an exclusive membership package with use of indoor and outdoor pools and the spa. Charlestown and Fowey with a diverse range of restaurants and cafes are close by.