

Sea Road  
Carlyon Bay  
St. Austell  
PL25 3FX

Offers In Excess Of  
£300,000

- NO ONWARD CHAIN
- AVAILABLE TO OVER 55'S ONLY
- IMMACULATLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO THE BEACH
  - ROOF TERRACE WITH PANORAMIC SEA VIEWS
  - TWO DOUBLE BEDROOMS
  - ELECTRIC SECURITY GATES
- GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - D

Floor Area - 1033.40 sq ft



#### PROPERTY DESCRIPTION

SMart Millerson Estate Agents are thrilled to present this immaculately presented two-bedroom ground floor apartment, situated within the Ocean House complex on the enviable Sea Road in Carlyon Bay. Offered with no onward chain, this charming home provides a perfect blend of comfort, convenience, and peace of mind for a smooth purchase.

The property boasts a bright and spacious open-plan living and dining area, filled with natural light and offering a welcoming space to relax or entertain. A well-appointed kitchen provides ample storage and workspace, while both bedrooms are generously sized, with the main bedroom benefiting from an ensuite. The apartment also features a modern bathroom, double glazing, and efficient heating throughout, ensuring year-round comfort.

Being on the ground floor, the property enjoys easy access and may particularly appeal to those seeking step-free living.

Externally, residents can enjoy well-maintained communal grounds, along with convenient parking options. Located just moments from the stunning coastline, sandy beaches, and scenic coastal walks, this property perfectly captures the essence of coastal living. Local amenities, transport links, and leisure facilities are all within easy reach.

Further benefits include underfloor heating, double glazing throughout, and the property falls within Council Tax Band D.

Early viewing is highly recommended to fully appreciate the space, potential, and convenient setting this appealing home has to offer.

#### LOCATION

Situated in the highly sought-after coastal setting of Carlyon Bay, this beautifully positioned apartment enjoys easy access to a range of amenities, including a championship golf course, a 4-star hotel, and a variety of restaurants. Located on the prestigious Sea Road in St Austell, the property forms part of a contemporary development completed in 2017 and is just a short stroll from the sandy beach, with access to breath-taking coastal paths and sea views. The historic harbour village of Charlestown lies approximately one mile away, offering a charming Georgian setting, a picturesque harbour, and an excellent choice of places to eat and drink. Renowned attractions such as the Lost Gardens of Heligan and the Eden Project are also within easy reach, while the surrounding coastline provides the perfect setting for coastal walks.

#### ACCOMMODATION COMPRISES

Please find measurements on the floorplan.

#### ENTRANCE HALLWAY

Skimmed ceiling. Recessed spotlights. Centralised fire alarm system. Positive input ventilation system. Burglar alarm system. Carpeted flooring. Skirting. Airing Cupboard measuring Housing the Vent Axia ventilation and the consumer unit.

#### KITCHEN/DINER/LIVING ROOM

Kitchen / Utility - Skimmed ceiling. Recessed spotlights. Smoke sensor. Range of wall and base fitted kitchen units with roll edge work surfaces. Integrated stainless steel sink with drainer and mixer tap and NEFF appliances including washer/dryer, fridge, freezer, four ring ceramic hob with extractor hood above plus a slide and hide oven/grill, and dishwasher. Ample power sockets. Luxury Vinyl floor tiles. Underfloor heating. Skirting.

Opening leading to small utility area.

Dining / Living Area - Skimmed ceiling. Smoke sensor. Thermostat control. Sliding patio door opening on to the patio. Ample power sockets. Phone/Broadband connection point. Underfloor heating. Carpeted flooring. Skirting.

#### BEDROOM ONE

Double glazed sliding door and side panel window overlooking and opening on to the patio. Skimmed ceiling.. Ample power sockets. Phone/Broadband connection point. Built in wardrobes with sliding mirror doors with integrated internal shelving and hanging units. Underfloor heating. Thermostat control panel. Carpeted flooring. Skirting. Door leading to:

#### ENSUITE

Skimmed ceiling. Recessed spotlights.. Wall mounted heated towel radiator. Walk in shower unit with rainfall shower head and separate attachment. W/C with push flush. Wash basin with mixer tap with built in storage beneath . Shaver points. Storage cupboard with integrated built in shelving. Thermostat control panel. Tiled flooring.

#### BEDROOM TWO

Double glazed door and two side panel windows overlooking and opening on to the patio. Skimmed ceiling.. Ample power sockets. Phone/Broadband connection point. Built in wardrobes with sliding mirror doors with integrated internal shelving and hanging units. Underfloor heating. Thermostat control panel. Carpeted flooring. Skirting.

#### BATHROOM

Skimmed ceiling. Recessed spotlights. Wall mounted heated towel radiator. Extra deep bath with rainfall shower head and separate attachment. W/C with push flush. Wash basin with mixer tap with built in storage beneath. Full size wall mounted heated mirror. Shaver points. Thermostat control panel. Tiled flooring. Underfloor heating.

#### EXTERNALLY

The apartment also features a private outdoor patio, complete with wall-mounted lighting, offering ample space for a table and chairs ideal for enjoying meals outside in the Cornish sunshine. The development itself boasts beautifully maintained communal gardens, with vibrant, well-stocked flower beds positioned at the front of the property. Additionally, there is a shared rooftop terrace providing stunning panoramic views across St Austell Bay and the surrounding coastline.

#### PARKING

The property benefits from an allocated off street parking spaces clearly identified and set behind the electric entrance gates. There are also three visitor parking spaces.

#### TENURE

The apartment is leasehold with a 999 year lease from January 2017. There is a ground rent of £495 payable per annum with a rent review date due January 3015.

#### SERVICE CHARGES

The current service charge is £4339.36 per annum.

#### AGENTS NOTES

There is an age restriction in place on the apartment which means in order to purchase it you must be a minimum of 55 years old. The property can be offered fully furnished, with all furniture included in the purchase price.

#### SERVICES

The apartment is connected to mains gas, water, electricity and drainage. It falls within Council Tax Band D.

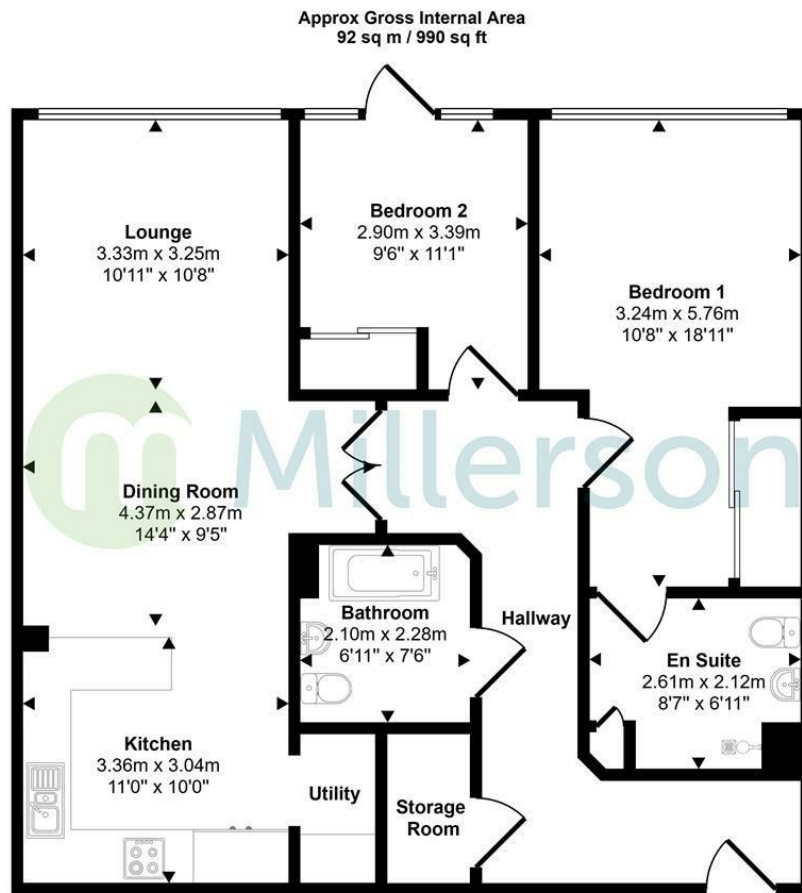
#### MATERIAL INFORMATION



#### Verified Material Information

Council Tax band: D  
 Tenure: Leasehold  
 Lease length: 990 years remaining (999 years from 2017)  
 Ground rent: £495 pa  
 Service charge: £4339.36 pa  
 Lease restrictions: in order to purchase it you must be a minimum of 55 years old.  
 Property type: Flat  
 Property construction: Standard construction  
 Energy Performance rating: B  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Communal heating system is installed.  
 Heating features: Underfloor heating and Double glazing  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Allocated and Off Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          | 84      | 84        |
| (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               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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