



One Seawall Court  
St Ives, Cornwall



# One Seawall Court

Porthmeor Road, St Ives, Cornwall

One Seawall Court is a lovely beach front apartment that is situated on the first floor overlooking Porthmeor Beach. Its central, cantilevered bay window forms the focal point to the property. This coastal apartment offers the perfect beachside lifestyle in the very heart of St Ives. It also has one private parking bay, a rarity for St Ives.

Hayle and the A30 5 miles, St Erth 5.5 miles (London Paddington 4 hours 50 minutes),  
Truro 24 miles, Newquay Airport 40 miles  
(All distances and times approximate)

Hall | Open plan kitchen/dining/living room | Bedroom | Bathroom

Private parking for one vehicle

**Gross Internal Floor Area: 556 sq ft (51.6 sq m)**



**Exeter**

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## Apartment One Seawall Court – for sale leasehold

Apartment One, Seawall Court is the most idyllic and quintessential waterfront home situated in an outstanding beachside setting on the famous Porthmeor Beach in the heart of St Ives. This first floor apartment is situated in a frontline, prime waterfront position with breath-taking, panoramic coastal views overlooking Porthmeor Beach and out to sea. It is currently rented out for short holiday lets through Aspects Holidays.

The property is approached off Porthmeor Road with the access for one vehicle off the slipway through a garage door. This leads into an inner, protected courtyard off which is an undercover private carpark, with one bay designated for Apartment One Seawall Court. The car park space is immediately to the right of entrance, and is large enough to accommodate a 4x4 type vehicle plus room for a small dinghy, surfboards or jet ski. Within the garage, Apartment One also has use of a lock-up, walk in size cupboard, large enough for a small motorbike or scooter, as part of the lease.

The communal front door leads into a lobby with stairs leading up to the first floor. This provides access to both Apartments One and Two. Apartment One consists of an open plan kitchen/living room with a cantilevered bay window protruding over the sandy beach below. It is truly breath-taking. The kitchen has gas hobs and an electric oven. To the rear are the family bathroom and the bedroom.

## Investment/Holiday Rental

The property generates a rental income with a gross profit of around £30,000 in a normal year of trading through Aspects Holidays. Financial reports for the last five years are available on request. Lettings are being restricted in 2022 and it is anticipated the property can be offered with vacant possession.





## Tenure and management costs

The property is on a 999 year lease from 13 August 1999. Management and service costs are approximately £1,500 per annum and this includes caretaker and the cleaning of communal areas costs.

## North Cornish Coast

The property lies within easy walking distance of the St Ives Harbour and all the shops and galleries including the Tate Gallery. The clarity of light, sandy beaches and turquoise waters of St Ives have attracted artists and those seeking an outstanding quality of life since the 19th century.

Centred on a working harbour, the winding cobbled streets that were once the homes and inns of sailors and fishermen are now vibrant with restaurants, pubs and cafés; showcasing Cornwall's fabulous delicacies.

The cliff top walks to the west of St Ives are exhilarating while boutiques and galleries provide a more tranquil afternoon. Most notably, the town is now also home to the landmark Tate Gallery, the famous Barbara Hepworth Museum and the Bernard Leach Pottery.

There is excellent surfing at both Porthmeor Beach and at St Ives Bay. These are two of the most sheltered beaches in the area, ideal for swimming and more leisurely water

sports. The South West Coast Path links Carbis Bay Beach and the rail station to Porthminster Beach in St Ives which is home to the award-winning Porthminster Beach Café.

Overlooking the Hayle Estuary at nearby Lelant (2.5 miles), there is a spectacular links golf course with views stretching up towards Godrevy Lighthouse.

A branch railway line links St Ives to the main Penzance to Paddington line at St Erth (5.5 miles) with trains from there taking about 5 hours to reach London.

Newquay Airport is about 40 miles away and offers daily flights to London Stansted, London Gatwick and a growing number of cities across the UK.



Recent and on-going improvements to the main A30 Trunk Road now provide fast access to the M5 motorway network at Exeter.

The towns of both St Ives and Carbis Bay are well served with doctors, dentists, professional services, shopping including supermarkets, a leisure centre and schooling. There are many cafés, bars and restaurants around St Ives harbour and the area is renowned for its artist community with plenty of galleries.

## Services

Mains gas, electricity, water and drainage.

## EPC rating

D

## Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY.

## Viewing

Viewing is strictly by prior appointment with the sole agent Knight Frank LLP.

## Directions (TR26 INP)

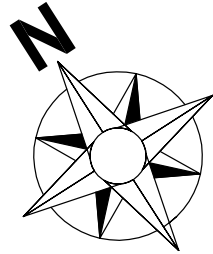
From the A30 take the A3074 towards St Ives. Drive through Lelant and Carbis Bay and enter St Ives along the A3074. Takes signs to the town centre and The Wharf. Drive along Wharf Road with the harbour on your right. Turn left into Fish Street. Then turn right into Back Road East and then take the first left into Island Road. Take the second left into Porthmeor Road. Turn right for the slipway on Porthmeor Beach. Private parking will be straight ahead within an open covered garage an archway and across a courtyard.



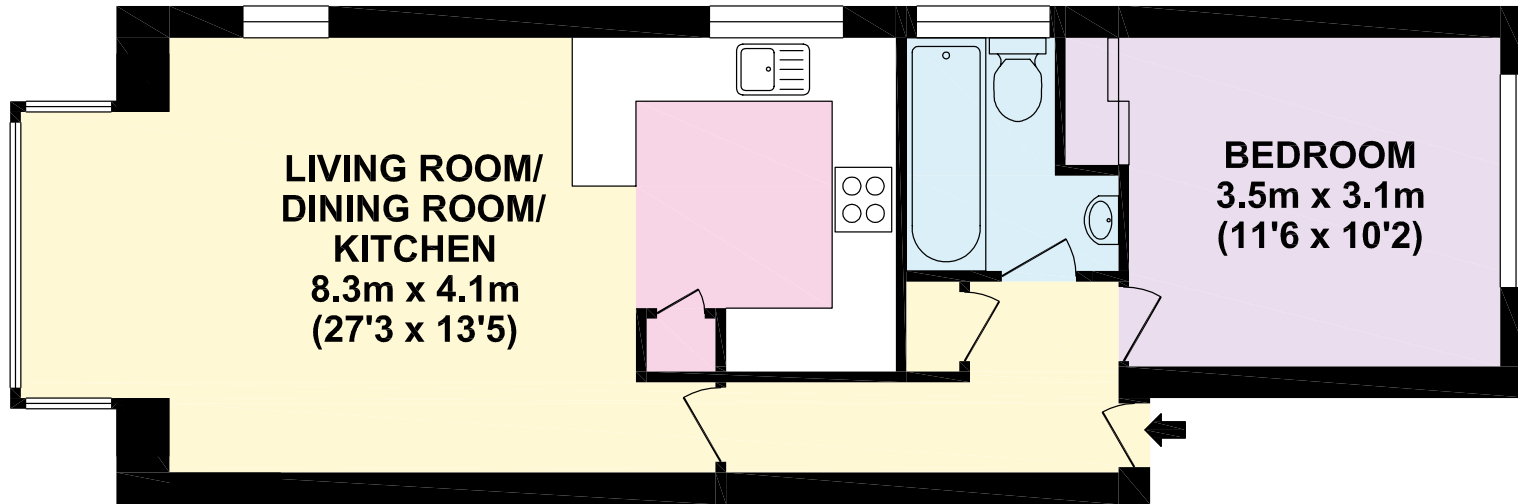
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area  
556 sq ft (51.6 sq m)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars



**GROUND FLOOR  
APPROX. FLOOR  
AREA 51.6 SQ.M.  
(556 SQ.FT.)**



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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