



FLAT 1, WESTWARD HOUSE, ST IVES

GROUND FLOOR 2 BEDROOM APARTMENT WITH PARKING AND SEA VIEWS

This is a ground floor apartment with an off road parking space in Westward House which is a mid-terrace Victorian property. It is located on the Porthmeor side of town almost opposite the pedestrian footpath that leads you straight down to the road above the beautiful Porthmeor surf beach and Tate St Ives. The award winning restaurants, historic harbour and eclectic shops are also a short stroll away. The accommodation with gas central heating, comprises a kitchen and dining area, a living room, 2 bedrooms and a shower room with WC. Bedroom 1 is positioned at the front of the property and offers a glimpse of the sea and of Man's Head and Clodgy Point. It would make an ideal home or holiday let.

Price £245,000

ENTRANCE

Entrance is from the rear of the property. Half glazed stable door which opens to:



VESTIBULE 2.85m x 1.10m (9'4" x 3'7")

Polycarbonate fitted roof and side window. Three steps lead up to a half glazed door opening to the kitchen. Tiled floor. Door to the shower room.



SHOWER ROOM 3.60m x 1.88 (11'10" x 6'2")

Double glazed opaque window to the side aspect. Shower enclosure with mains shower, pedestal wash basin and low level WC. Wall mounted boiler. Tiled Floor. Radiator.



KITCHEN 4.39, x 2.54 (14'5" x 8'4")

Double glazed window to the rear aspect with deep tiled sill. There is a range of base and eye level units with an inset 1½ bowl stainless steel sink with drainer, inset 4 ring Miele hob with built in Beko oven under. Tiled floor. Radiator.



DINING AREA

Double glazed window to the rear aspect with deep sill. There is a feature opening in the wall between the dining area and living room giving a light and open feel to both rooms. Tiled floor. Radiator.



LIVING ROOM 4.43m x 4.26m (14'6" x 14'0")

An irregular shaped room which narrows to 2.87 (9'5'). Feature glass bricks to one wall gives light into both the living room and bedroom 1. Decorative fireplace with slate hearth. Tiled floor. Radiator. Door to the inner hallway, door to bedroom 1 and a door to a storage cupboard.

STORAGE CUPBOARD 2.38M X .72M (7'10" X 2'4")

Large under stair storage cupboard.

INNER HALLWAY .73m x 4.77m (2'5" x 15'8")

Inner hallway from the living room with access to bedrooms 1 and 2.

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BEDROOM 1 2.96m x 5.29m (9'9" x 17'4")

Measured into the bay window. Double glazed bay window to the front aspect with sea glimpses. Feature stone wall with decorative fireplace and hearth. Tiled floor. 2 radiators.

DOOR LEADING TO BEDROOM 2

Internal hallway with polycarbonate roof and roof window. Opens to Bedroom 2.



BEDROOM 2 4.20m x 2.31m (13'9" x 7'7")

Feature wall with decorative fireplace and hearth. Built in shelving. Tiled floor. Radiator. Door to inner hallway.

OUTSIDE

There is one allocated parking space to the front of the property.

AGENTS NOTES

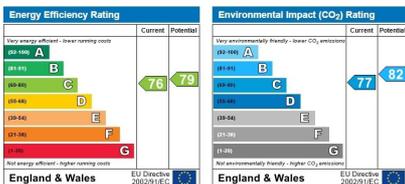
999 year lease from June 2006

There is no ground rent.

The buildings insurance is to be divided between the 3 Flats in Westward House.

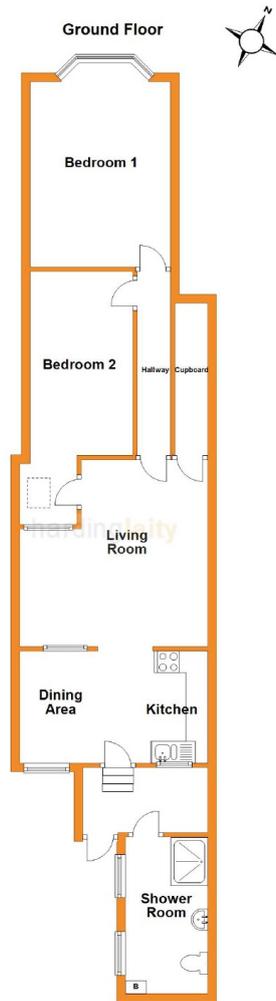
TENURE

Leasehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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