



FLAT 2, PORTHMINSTER COURT, ST IVES

2 BEDROOM FLAT. FABULOUS SEA AND COASTAL VIEWS. GARAGE AND PARKING

Porthminster Court overlooks the southwest coastal path and the scenic St Ives Branch line. It has beautiful views towards Godrevy Lighthouse. The accommodation in Flat 2 is on one level and comprises an open plan living room plus kitchen and dining area with superb sea views. There are 2 double bedrooms and a family bathroom. The private terrace and shared raised deck area also offer wonderful sea views incorporating the Gwithian and Mexico Towans coastline.

LOCATION AND OVERVIEW. Porthminster Point is situated just below Hain Walk. The location makes it one of the most desirable areas in St Ives. The property has direct access to the South West Coastal Path and it is just a short distance to Porthminster beach and St Ives train station, the branch line of which will take you to St Erth for the main line into London Paddington.

£475,000



ACCESS

The property can be found on the lower part of Hain Walk. This is a single lane no through road although there is pedestrian access from this lane onto the higher part of Hain Walk. From the car parking area in front of Porthminster Court, steps lead up to a communal decked area with further steps up to the front door. The front door opens to a well kept hallway which services all 4 flats. Flat 2 is on the ground floor and can be found on the right hand side.

ENTRANCE

A part glazed door opens to the living room.



LIVING ROOM 4.90m x 4.80m (16'1" x 15'9")

This is a fabulous room with amazing sea and coastal views. The 2 double glazed sliding doors have double glazed panes to either side and provide access to the private terrace at the front of the property. TV aerial point. Radiator. Multi pane door to the kitchen/dining room and part glazed double doors to the inner hallway.



TERRACE 5.40m x 1.82m (17'9" x 6'0")

The views from the terrace are wonderful, looking over the single track railway line they take in Hayle and Gwithian Towans and along to Godrevy Lighthouse and the coastline beyond.



VIEW FROM THE TERRACE



KITCHEN/DINING ROOM 4.79m x 3.19m (15'9" x 10'6")

Upvc double glazed tilt and turn window to the front aspect with fabulous sea and coastal views. The blue fronted units provide ample storage in a range of cupboards and drawers. There is an inset 1 ½ bowl stainless steel sink unit with an integrated washer/dryer below, space for an under counter refrigerator and an inset ceramic hob with oven below and cooker hood

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above. Wall mounted Vaillant gas boiler. The wide breakfast bar divides the working kitchen and the dining area. Radiator.

VIEW FROM THE KITCHEN



DINING AREA



DOUBLE DOORS FROM THE LIVING ROOM OPEN TO THE INNER HALLWAY

Doors to both bedrooms and the bathroom. Radiator.

BEDROOM 1 3.19m x 3.81m (10'6" x 12'6")

Measurements include the depth of the built in wardrobe. Upvc double glazed window to the rear aspect. Built in double wardrobe with shelf and hanging rail. Radiator.



BEDROOM 2 3.97m x 2.73m (13'0" x 8'11")

Upvc double glazed window to the rear aspect. Radiator.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
102-155k	A			102-155k	A
93-101k	B			93-101k	B
84-92k	C			84-92k	C
75-83k	D			75-83k	D
66-74k	E			66-74k	E
57-65k	F			57-65k	F
48-56k	G			48-56k	G
1-47k				1-47k	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC	

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.



BATHROOM 1.45m x 3.79m (4'9" x 12'5")

Upvc double glazed window to the rear aspect. Pedestal washbasin, tiled shower enclosure with mains shower, bath with mixer tap and hand shower attachment. WC. Built in shelving with roller shutter. Radiator.



OUTSIDE

There is a private terrace for the sole use of Flat 2 and an extensive decked area to the front of the property for the use of the occupants of the 4 flats. There are communal gardens to the front and rear of Porthminster Court with mature shrubs.



GARAGE/PARKING

There is a single garage with a roll up door and an external parking space for one car.

AGENTS NOTE

Each of the 4 flats has a quarter share in the Porthminster Court Residents Association Ltd which owns the freehold to the property. The lease is for 999 years from 22 December 1999.

TENURE

Leasehold

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