

01736 794931

office@hardinglaity.com

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FLAT 2, PORTHMINSTER COURT, ST IVES

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

Porthminster Court has direct access to the South West Coastal Path and is situated just below the exclusive Hain Walk, one of the most desirable areas in St Ives. The property is easily accessed by car and has a garage with parking space. Set in a lovely quiet location on a private road and just a short distance from Porthminster Beach with the renowned Porthminster Beach Café. There are spectacular views from the apartment across St Ives Bay towards Godrevy Lighthouse. The well cared for accommodation has gas central heating and comprises a living room, kitchen with dining area, 2 double bedrooms and a family bathroom. The private terrace and shared raised deck area also offer wonderful sea views incorporating the Godrevy Lighthouse, Gwithian, Mexico Towans and the northern coastline beyond.

Price £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 Towns and along to Godrevy Lighthouse and the coastline beyond.



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



KITCHEN





VIEW FROM THE KITCHEN

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 1



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

Upvc double glazed window to the rear aspect. Radiator.



BEDROOM 2



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

Flat 2, Porthminster Court, St Ives TR26 2AE

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.

PRIVATE TERRACE



DECKED AREA



GARAGE/PARKING

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

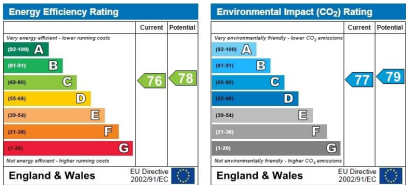


AGENTS NOTE

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



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.



Flat 2, Porthminster Court, Porthminster Point, St Ives