



FLAT 1, CRUSOES, ST. IVES

ONE BEDROOM GROUND FLOOR APARTMENT SUPERB VIEWS TO PORTHMEOR BEACH AND BEYOND

This is a wonderful ground floor apartment with truly superb views of Porthmeor Beach, the sea, Man's Head and The Island. The front door is accessed from The Meadow and there is a balcony and double glazed door just above street level on the Porthmeor aspect of the property. The accommodation comprises 1 double bedroom, bathroom, open plan living/ dining room and a kitchen. An external communal storage cupboard accommodates items like surf boards and folding chairs. LOCATION AND OVERVIEW: It is only yards from Tate St Ives and the popular surfing beach, positioned between The Island and Man's Head and therefore best placed to make the most of the late afternoon summer sun and the fabulous sunsets. A short stroll away is the historic harbour, award winning restaurants, eclectic shops and galleries.

Price £310,000



STEPS DOWN TO THE FRONT ENTRANCE DOOR

Stable style, half glazed wood door opening into the entrance hallway.

ENTRANCE HALLWAY

Door to the bedroom, bathroom and open plan living room, kitchen and dining room. Contemporary storage heater. Amtico flooring.

BEDROOM 1 3.45m x 2.37m (11'4" x 7'9")

Double glazed window to the non seaward aspect of the property. Built in wardrobe with hanging space, shelving and storage space. Contemporary night storage heater. Amtico flooring.



BATHROOM 2.01m x 2.10m (6'7" x 6'11")

The measurements do not include the walkway. There is a built in cupboard housing the Mega Flo Eco hot water cylinder which was replaced in April 2019. The cylinder uses off peak electricity but can be switched on at any time of day. The suite comprises bath with a shower over, hand basin and WC, extractor fan, shaving point and a heated towel rail which has an independent switch outside the bathroom door. Amtico flooring.



From the entrance hallway.

A short flight of 4 steps, with balustrade, lead up to the open plan living and dining room. The kitchen is off this room.

L SHAPED OPEN PLAN DINING AND LIVING ROOM

This is a spacious light and welcoming room with superb sea, beach and coastal views. Contemporary storage heater. Amtico flooring.



DINING AREA 3.06m x 4.23m (10'0" x 13'11")

Double glazed door, and side window, opening to a modest balcony with railings. This provides the room with stunning views of Porthmeor Beach and straight out to sea and really super views towards Man's Head, The Island and St Nicholas's Chapel.



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LIVING AREA 2.23m x 3.27m (7'4" x 10'9")

There are a further 2 double glazed windows, to the Porthmeor beach aspect, with gorgeous sea views.



SUNSET

The apartment is so well positioned the beautiful sunsets can be enjoyed. These photograph have been kindly provided by the vendors.

From the dining area walk through to the kitchen



KITCHEN 1.75m x 2.60m (5'9" x 8'6")

The kitchen is partially open to the living and dining room and it is wonderful to be able to see Porthmeor beach from this room. A carefully positioned mirror reflects the sea view rather beautifully. There is a range of base units with work surfaces, an inset single sink and drainer, a touch control ceramic hob, cooker hood over, electric oven and grill under and an integrated fridge. Amtico flooring.



SUNSET ON PORTHMEOR BEACH

AGENTS NOTE

The sale price includes all the contents - furniture, curtains, blinds, kitchen china and glass etc - apart from the pictures.

TENURE

Leasehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
162-194 A	195-219 B	129-148 C	151-177 D	162-194 A	195-219 B	129-148 C	151-177 D
149-161 D	129-148 E	112-127 F	92-111 G	178-192 C	151-177 D	129-148 E	112-127 F
109-127 E	82-101 F	65 G	47 G	195-219 B	178-192 C	151-177 D	129-148 E
75-108 F	55-74 G			219-230 F	195-219 B	178-192 C	151-177 D
55-74 G				230-255 G	219-230 F	195-219 B	178-192 C
35-54 G				255-270 G	230-255 G	219-230 F	195-219 B
15-34 G				270-285 G	255-270 G	230-255 G	219-230 F
0-14 G				285-300 G	270-285 G	255-270 G	230-255 G

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.

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