



## **FLAT 1, WHITE HART HOUSE, ST. IVES**

### **2 BEDROOM HARBOUR FRONT FLAT WITH BALCONY. FABULOUS BEACH SEA AND HARBOUR VIEWS.**

This harbour front first floor apartment is in one of the most sought after locations in St Ives and is a successful holiday let. The views from the open plan living room and the balcony are fabulous, looking directly down into the bustling harbour and beach and across St Ives Bay to the Gwithian coastline. OVERVIEW: The accommodation has gas central heating and slate tile floors for easy maintenance. There is a double bedroom and a bedroom with twin beds, a shower room and an open plan living room/kitchen. The property is to be sold with contents, fixtures and fittings less the owners personal effects, in order that future holiday bookings can be honoured.

**£495,000**



### **ENTRANCE**

From Fish Street a door and steps lead up to Flat 1 at first floor level. A glazed entrance door opens to the hall

### **HALL**

Slate tile floor. Doors to both bedrooms, the bathroom and the open plan living room/kitchen.



### **BEDROOM 1 3.84m x 3.13m (12'7" x 10'3")**

Recessed double glazed window to the side aspect with slate window sill. Slate tiled floor. Built-in wardrobe with shelf and hanging rail. Radiator.



### **BEDROOM 2 2.36m x 2.88m (7'9" x 9'5")**

Recessed double glazed window to the side aspect with slate window sill. Slate tiled floor.



### **SHOWER ROOM 2.10m x 1.49m (6'11" x 4'11")**

Window to the rear aspect. Slate tile floor and tiled walls. Walk in shower with mains shower and glass screen. WC. Washbasin with mirror above and shaver point. Dual fuel ladder style radiator. Extractor fan.



### **OPEN PLAN LIVING ROOM/KITCHEN**

This room has fabulous views out across the harbour and beach.



### **KITCHEN/DINING AREA 5.73m x 2.54m (18'10" x 8'4")**

Double glazed box bay window to the front aspect with superb harbour, beach and sea views. Slate tiled floor. There are a range of wood fronted kitchen units with polished granite worktops. There is an under mounted sink unit, inset electric hob with oven under and extractor over, integrated dishwasher, integrated washing machine and integrated fridge. The island unit also has a granite worktop and granite topped dining table. Storage cupboard housing the gas boiler. Radiator.

Flat 1, White Hart House, St. Ives TR26 1LP



**LIVING AREA 3.47m x 4.06m (11'5" x 13'4")**  
Slate tiled floor. TV point. Sliding patio door to the balcony, again with fabulous views out over the harbour to Porthminster Beach and the Gwithian coastline.



**BALCONY 1.24m x 4.06m (4'1" x 13'4")**  
There is enough space for a bistro table and chairs. Slate tiled floor with glass screen and wood rails.



**VIEW FROM THE BALCONY**



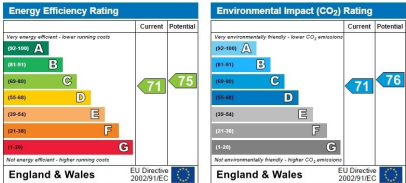
**VIEW FROM THE BALCONY**

**AGENT'S NOTE**

The property is to be sold with contents, fixtures and fittings less the owners personal effects, in order that future holiday bookings can be honoured.  
NB: There is a short lease with 54 years remaining on this property however an extension to this can be negotiated with the freeholder.

**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.