



## STEP N SEA, 32A TRENWITH PLACE, ST IVES

### CENTRALLY LOCATED ONE BEDROOM APARTMENT BALCONY WITH A LOVELY SEA GLIMPSE & 1 CAR PARKING SPACE

Step N Sea is centrally located in the beautiful harbour town of St Ives and is positioned at the rear of Trenwith Place. This fabulous apartment offers private off road parking for a small to medium size vehicle, accessed via a narrow lane. No other properties in Trenwith place have a parking space beyond the defined space for Step n Sea which allows for a degree of traffic free tranquility. A set of 'pedestrian only' steps at the end of the lane lead up to Trenwith Place. The balcony offers a really super sea glimpse of the Gwithian coastline and there is storage under. The beaches and award winning restaurants of St Ives are a short stroll away. The accommodation comprises a sun room, open plan living room and kitchen, 1 bathroom with a shower over, 1 double bedroom and an outdoor storage area. There are mains wired smoke alarms, double glazing and gas central heating. The apartment is currently is holiday let and there will be bookings to honour.

**Price £255,000**

## STEPS UP TO THE BALCONY

### FRONT ENTRANCE DOOR

Double glazed entrance door opening into the sun room.



### SUN ROOM 2.37m x 2.61m (7'9" x 8'7")

Double glazed windows to the front and side aspect of the room with a super, over the roof tops, glimpse of the Gwithian coastline. Wood effect flooring. Radiator. Double glazed door opening to the living room.

## OPEN PLAN LIVING ROOM AND KITCHEN 3.04m x 4.66m (10'0" x 15'3")

This is a welcoming and comfortable room with the working kitchen on the left and the living space on the right.



### LIVING ROOM

Multi paned door to the bathroom. Multi paned door to the bedroom. There are clear windows, above head height, to the bedroom. Tiled floor. Radiator.



### KITCHEN

Double glazed window to the side aspect with a deep wood sill. Matching range of base and eye level units. Space for a fridge/freezer. Integral washing machine. 4 Ring gas hob and cooker with cooker hood over. Built in cupboard housing the gas boiler. Extractor fan. Tiled floor.



### BEDROOM 1 4.21m x 2.58m (13'10" x 8'6")

Clear, above head height, windows to the living room. Built in cupboard housing the consumer unit. Loft hatch. Tiled floor. 2 radiators.



### FIRE ESCAPE STEPS

The fire escape from the bedroom is via 5 open tread steps up to a deep shelf and a double glazed window that opens.

## Step N Sea, 32a Trenwith Place, St Ives TR26 1QD



### BATHROOM 2.47m x 1.99m (8'1" x 6'6")

Opaque, double glazed windows to the front aspect and 1 double glazed window to the side aspect. The matching suite comprises bath with an electric shower over and glass screen. Pedestal wash basin. Close coupled WC. Mirrored cupboard housing the hot water tank, overhead mirrored storage cupboard. Heated towel rail. Tiled floor. Extractor fan.



### BALCONY VIEW



### OUTSIDE

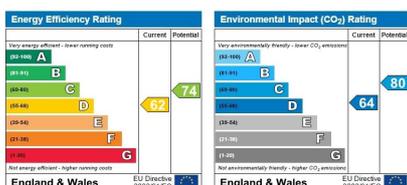
The balcony extends the accommodation beautifully. A pretty glimpse can be seen of the Gwithian coastline across the roof tops. The gravelled car parking accommodates a small or medium sized vehicle and is a rare commodity in town. If the parking is not required the area has the potential to be an attractive courtyard garden. There is a substantial private storage area accessed by a door from underneath the front balcony.

### AGENTS NOTE

Lease Term 999 years from 1st January 2005.

### TENURE

Leasehold - share of freehold



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.

## Ground Floor

