



Penthouse Apartment, The Sands

Carbis Bay, St Ives



28 The Sands, Porthrepta Road, Carbis Bay, St Ives, TR26 2FG

A beautifully presented and well-proportioned penthouse apartment within an exclusive and gated development in Carbis Bay, enjoying mesmerising sea views towards St Ives, providing high quality and low maintenance accommodation with a balcony and allocated parking.

Distances

Carbis Bay beach – 500 yards; Branchline rail – 175 yards; West Cornwall Golf Club – 1; Porthminster beach – 1.5; St Ives harbour front – 2; Porthmeor beach – 2.5; Marazion and Mount's Bay – 7; Gwithian – 7.5; Penzance (mainline rail) – 8; Gurnard's Head (Zennor) – 8.5; Truro – 24.5; Cornwall Airport (Newquay) – 37.5 (All distances are approximate and in miles)

The property

- Superb penthouse apartment providing over 1,270 sq ft of accommodation
- Sensational sea views over Carbis Bay and towards St Ives
- Impeccably presented with high quality fittings
- Underfloor heating throughout
- Open plan triple aspect living room / dining room / kitchen with private balcony
- Integrated appliances: NEFF electric cooker, gas hob, fridge freezer. BOSCH dishwasher. FRANKE extractor.
- Large breakfast bar
- Separate utility room with CANDY washer dryer
- Master bedroom with sea glimpses and en suite shower room
- Second double bedroom with sea glimpses and fitted wardrobe
- Both family bathroom and en suite include Grohe fittings and are fully tiled
- Fitted cupboards within hallway and living room
- Videophone entry system
- Elevator access

Outside space

- Private balcony with sea and beach views, providing enough space for dining table and chairs
- Parking area exclusively for the residents with coded security gates
- Allocated parking space
- Visitors' parking space
- Use of communal store
- Communal lawned gardens





The location

Situated within a short walk of the beautiful sandy Blue Flag beach at Carbis Bay, the setting for the next G7 summit, The Sands is perfectly positioned for stunning sea views and is so convenient for the beach café and restaurant perched above one of the finest bays in the UK.

Paddleboarding, kayaking and surfing are all on offer, along with scenic walks along the coast path or a round of golf at the nearby golf club, one of Cornwall's most awe-inspiring. The branchline railway provides a regular service to St Ives with a mainline connection at nearby St Erth meaning that day trips are easy and varied.

The Sands is the perfect gateway to the best that west Cornwall has to offer and for those wanting to explore the south coast, Mount's Bay is just seven miles away. Escape, relax, unwind and recharge in this superb apartment.

Tenure, services and general information

Leasehold, 999 years. Approximately £735 per quarter maintenance charge including contribution to sinking fund. Annual insurance: £395. Mains gas, water and drainage. Gas central heating (underfloor). Broadband: Superfast is available.

Shore recommendations

- Walk straight to the beach at Carbis Bay and enjoy the golden sands in this idyllic bay
- Head to St Ives for a day of exploring the winding streets of this historic and iconic Cornish seaside town
- Some of Cornwall's best seaside restaurants are close by including the Carbis Bay Hotel Beach Club, Porthminster and Porthmeor Beach Cafés
- Visit the Tate and the Barbara Hepworth museum for two of the best and most contrasting galleries in Cornwall
- Visit as many local artists in residence as possible – St Ives has always been one for the UK's best places for art
- Every Tuesday night, St Ives Jazz Club at the Western Hotel hosts the best local, national and international musicians
- Learn to kayak, surf and paddleboard before recharging the batteries at the St Ives Hotel & Spa
- Head out further afield to the finest that west Cornwall has to offer: drive the coast road from St Ives to Zennor, drop in to the Gurnard's Head before continuing to Sennen, Cape Cornwall, the Minack Theatre and Porthcurno, then Mousehole and Newlyn, amongst many more open air and natural wonders.

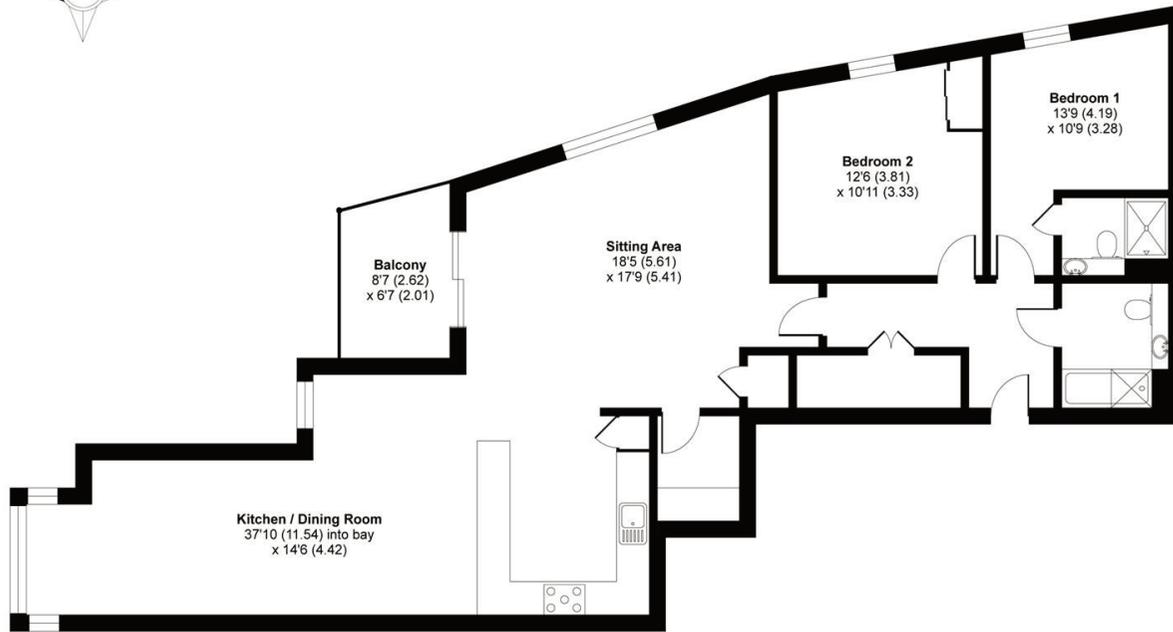


Fixtures and fittings

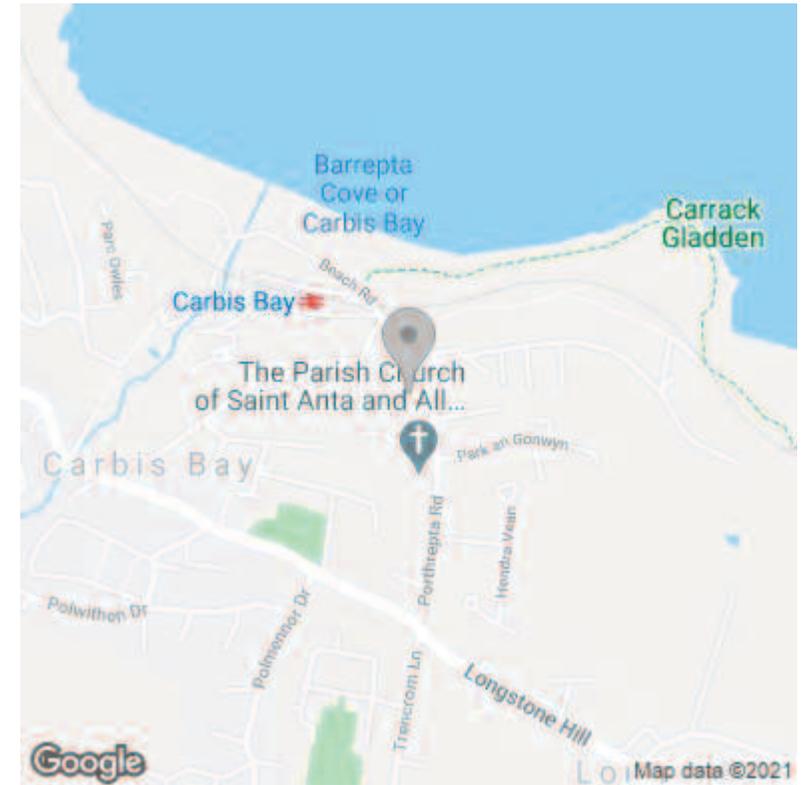
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

28 The Sands, Porthrepta Road, Carbis Bay, St. Ives, TR26 2FG

Main House = 1273 sq ft / 118.2 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Shore Partnership Limited. REF: 682266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.