



# Garden Apartment, 7 The Sands

Carbis Bay, St Ives



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

Immaculately presented garden apartment within an exclusive and gated development near the beach at Carbis Bay enjoying sea views towards St Ives and providing high quality and low maintenance accommodation with a private patio, shared lawned garden and allocated parking space.

### Distances

Carbis Bay beach – 500 yards; Branchline rail – 175 yards;  
West Cornwall Golf Club – 1; Porthminster beach – 1.5;  
St Ives harbour front – 2; Porthmear 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)

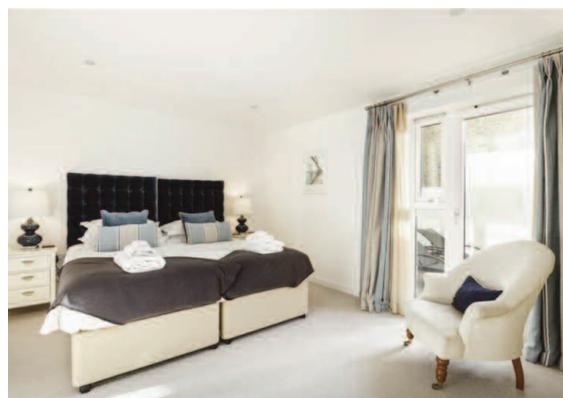
### The property

- Superb garden apartment with over 900 sq ft
- Views towards the sea and St Ives
- Impeccably presented with high quality fittings
- Underfloor heating throughout
- Open plan living room / kitchen with garden and sea views
- NEFF appliances: (washer dryer, electric cooker, gas hob, fridge freezer, dishwasher). FRANKE extractor. Breakfast bar.
- Direct garden access from living room (sliding door to private terrace and communal garden)
- Master bedroom with en suite shower room, fitted wardrobe and direct access to private courtyard garden
- Very good size second double bedroom with direct access to private courtyard garden
- Both family bathroom and en suite include Grohe fittings and are fully tiled
- Fitted storage cupboard within hallway
- Elevator access
- Entry videophone system

### Outside space, gardens and grounds

- Private and partially covered terrace with sea view
- Shared lawned garden with well stocked sub-tropical borders
- Large, south facing and enclosed private courtyard garden accessed from both bedrooms
- Parking area exclusively for the residents with coded security gates
- Allocated parking space
- Visitors' parking
- Use of communal store





### 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 £525 per quarter maintenance charge. Mains gas, water and drainage. Gas central heating. 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.

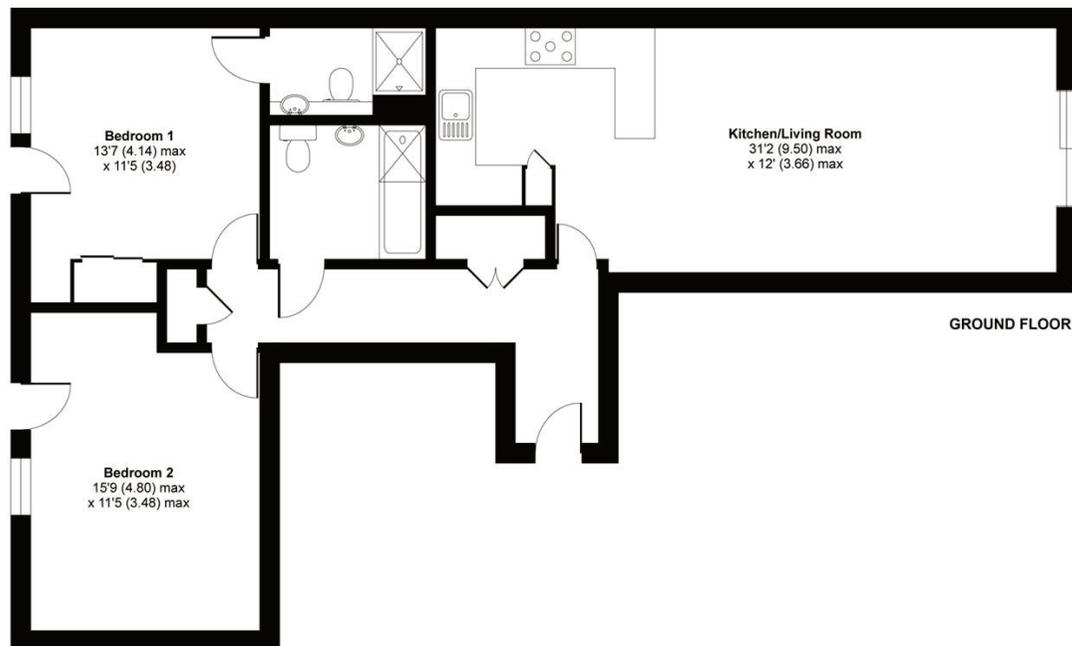
### Fixtures and fittings

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.

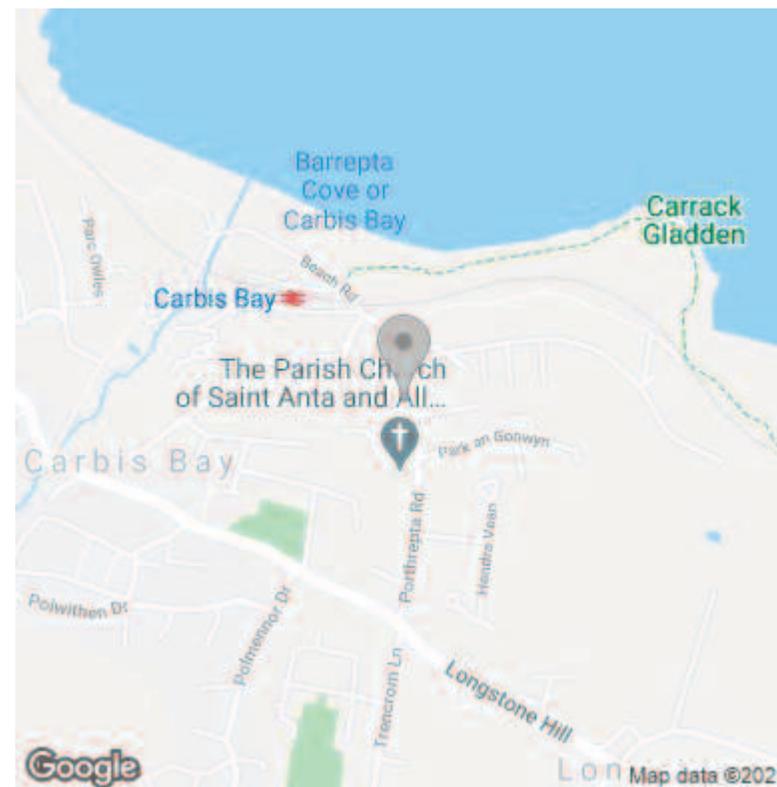


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Main House = 912 sq ft / 84.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Shore Partnership Limited. REF: 682259



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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