



# 23 The Sands

Carbis Bay





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Porthrepta Road, Carbis Bay, St Ives, TR26 2FG

This well presented top floor penthouse apartment is positioned within The Sands, a gated development in Carbis Bay. Enjoying exceptional far-reaching sea views towards St Ives and the open ocean, and providing high quality, low maintenance accommodation along with two sea-facing balconies and allocated parking, this 3-bedroomed apartment is the perfect base from which to enjoy this exceptional west Cornish coastal location.





## The location

Situated within a short walk of the beautiful sandy Blue Flag beach at Carbis Bay, 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.

Escape, relax, unwind and recharge in this superb apartment.

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.

## The property

- Top floor penthouse apartment with holiday letting track record
- Stunning sea views from St Ives around to Godrevy Lighthouse
- Well presented throughout
- Open plan, double aspect and spacious living room / dining room / kitchen with two private balconies
- Integrated appliances: fridge freezer, NEFF electric cooker and gas hob, NEFF dishwasher, NEFF washing machine / dryer, FRANKE extractor.
- Breakfast bar
- Master bedroom with fitted wardrobe and en suite shower room
- Second double bedroom with covered balcony (to the rear of the property)
- Third double bedroom
- Family bathroom (both family bathroom and en suite include Grohe fittings and are fully tiled)
- Two hallway cupboards
- Touchscreen videophone entry system
- Elevator access







### Parking and outside space

- Two private balconies with sea views. The larger of the two provides enough space for a dining table and chairs
- Covered balcony from one bedroom
- Parking area exclusively for the residents with coded security gates
- Allocated parking space
- Use of communal store
- Communal lawned gardens

### Tenure, services and material information

Leasehold. 999 years. Approximately £882 per quarter maintenance charge including contribution to sinking fund. Annual insurance: approx. £1,475. £0 ground rent. Mains gas, water and drainage. Gas central heating (underfloor). Broadband: Fibre (to cabinet) is available (source: <https://www.openreach.com/broadband-network/fibre-availability>)

### 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)

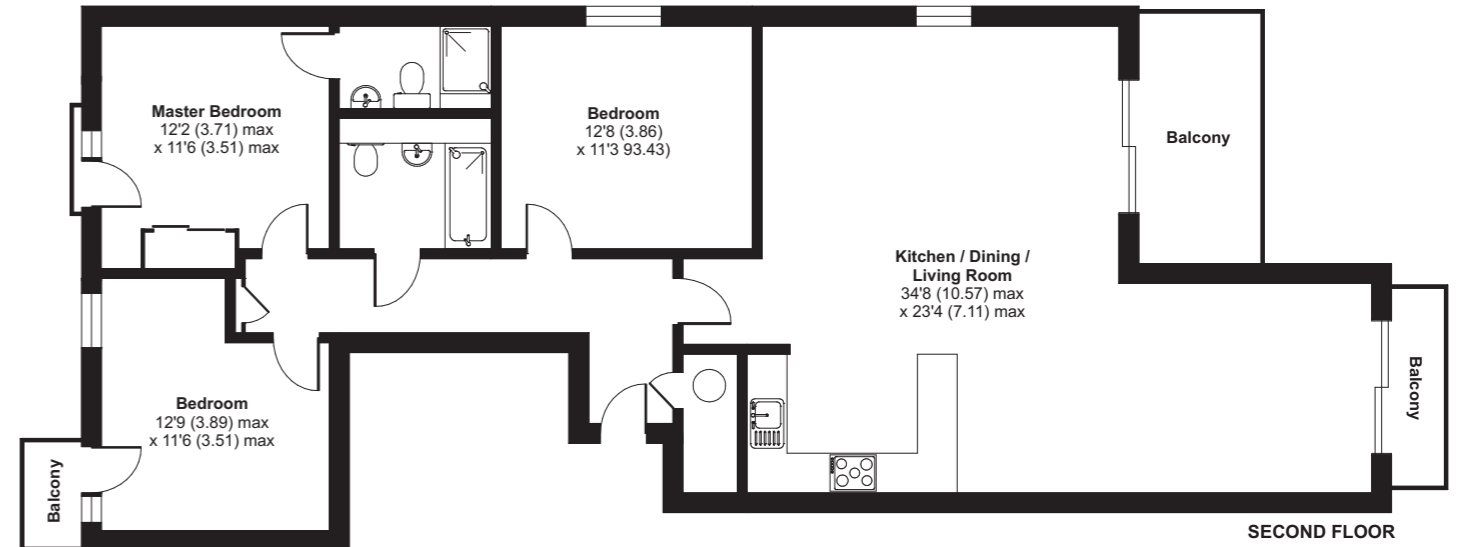
**What 3 Words** ///eyepieces.tempting.earful

### Directions

Upon entering Carbis Bay, turn right into Porthrepta Road and continue down the hill passing the church on the left. After a short distance, The Sands is situated on the left, just before the hill descends towards the beach.

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

Main House = 1237 sq ft / 115 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Shore Partnership Limited. REF: 1239488

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**FIXTURES & 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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