



# 28 The Sands

Carbis Bay



### The property

- Superb penthouse apartment providing over 1,270 sq ft of accommodation
- Sensational sea views over Carbis Bay and towards St Ives
- Stylishly presented 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
- 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
- Use of communal store
- Communal lawned gardens



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

This stylishly appointed penthouse apartment is located within a gated development in Carbis Bay, enjoying mesmerising sea views towards St Ives and the open ocean, providing high quality, low maintenance accommodation along with a balcony and allocated parking.

### 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.

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.

### Distances (All distances are approximate and in miles)

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



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Main House = 1273 sq ft / 118.2 sq m

For identification only - Not to scale

## Tenure, services and general information

Leasehold. 999 years. Approximately £850 per quarter maintenance charge including contribution to sinking fund. Annual insurance: approx. £1,000. Mains gas, water and drainage. Gas central heating (underfloor). Broadband: Superfast is available

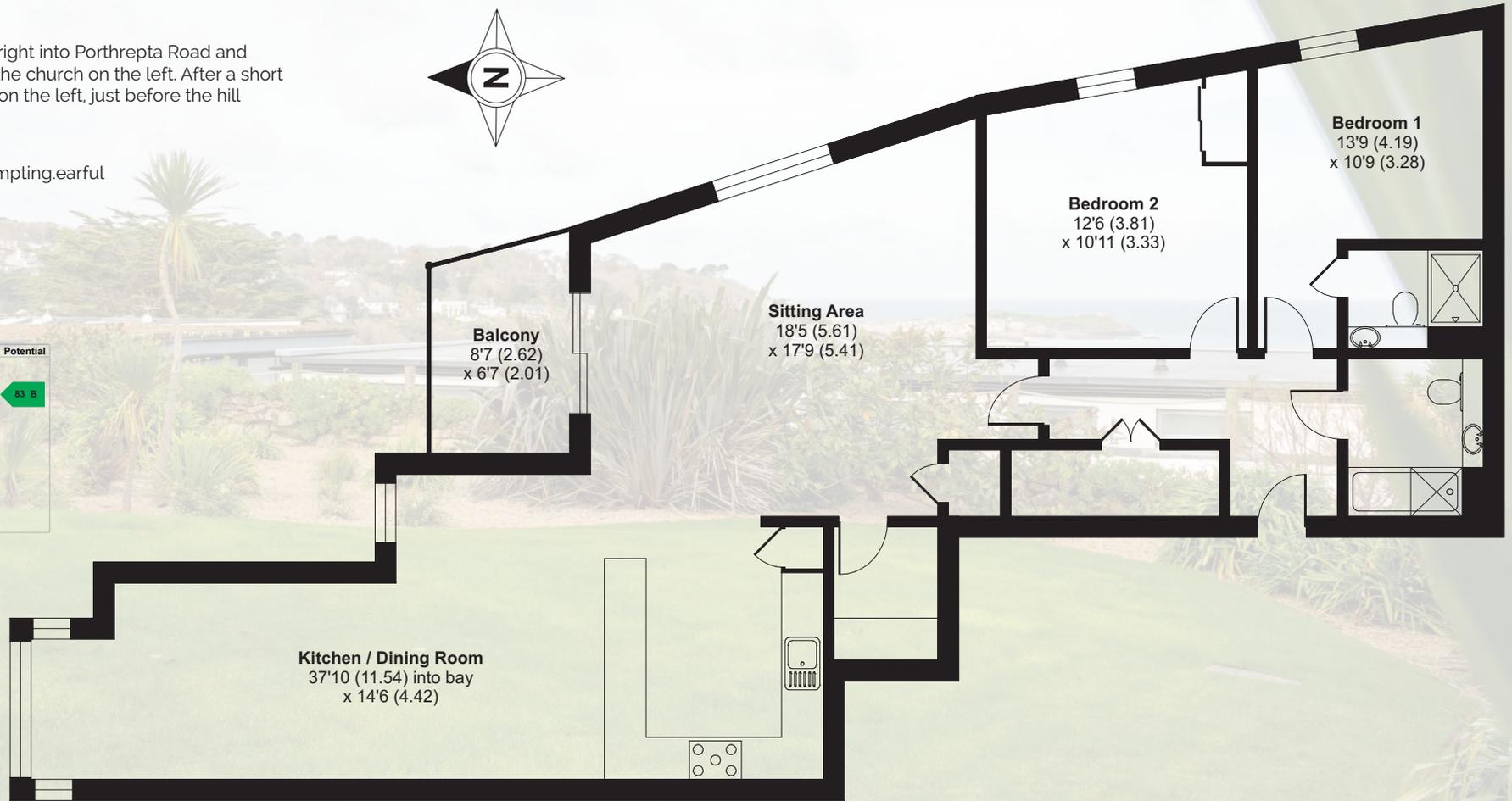
## Directions

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.

What 3 Words ///eyepieces.tempting.earful



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**SECOND FLOOR**



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

**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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