



30 The Sands

Carbis Bay, St. Ives

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

Superb first floor bolt-hole apartment within The Sands, an exclusive and gated development near the beach at Carbis Bay, providing high quality accommodation with a sea view and an 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; 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

- Beautifully presented one-bedroomed first floor apartment
- Impeccably presented with high quality fittings
- Underfloor heating throughout
- Open plan living room / kitchen
- NEFF appliances: (washer dryer, electric cooker, gas hob, fridge freezer). BOSCH dishwasher. FRANKE extractor. Breakfast bar.
- Views towards the sea and St Ives
- Double bedroom with balcony
- Fully tiled family bathroom with Grohe fittings
- Fitted storage cupboard within living room
- Videophone entry system

Outside space, gardens and grounds

- Balcony accessed from bedroom
- Communal lawned garden with well stocked sub-tropical borders
- 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

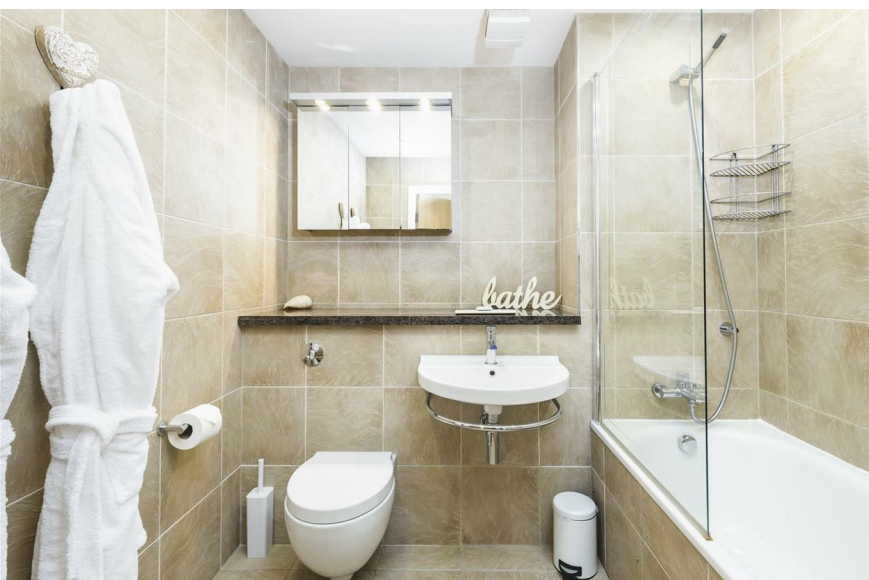
Leasehold. 999 years. Approximately £365 per quarter maintenance charge. Approximately £195 per year contribution to insurance. Mains gas, water and drainage. Gas central heating (underfloor). Broadband: Superfast is available.

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 & 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.

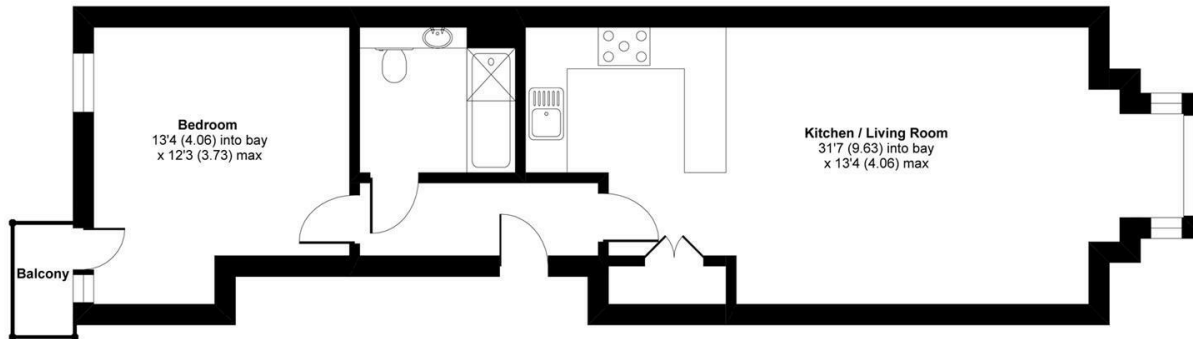




30 The Sands, Porthrepta Road, Carbis Bay, St. Ives, TR26 2FG

Main House = 622 sq ft / 57.8 sq m

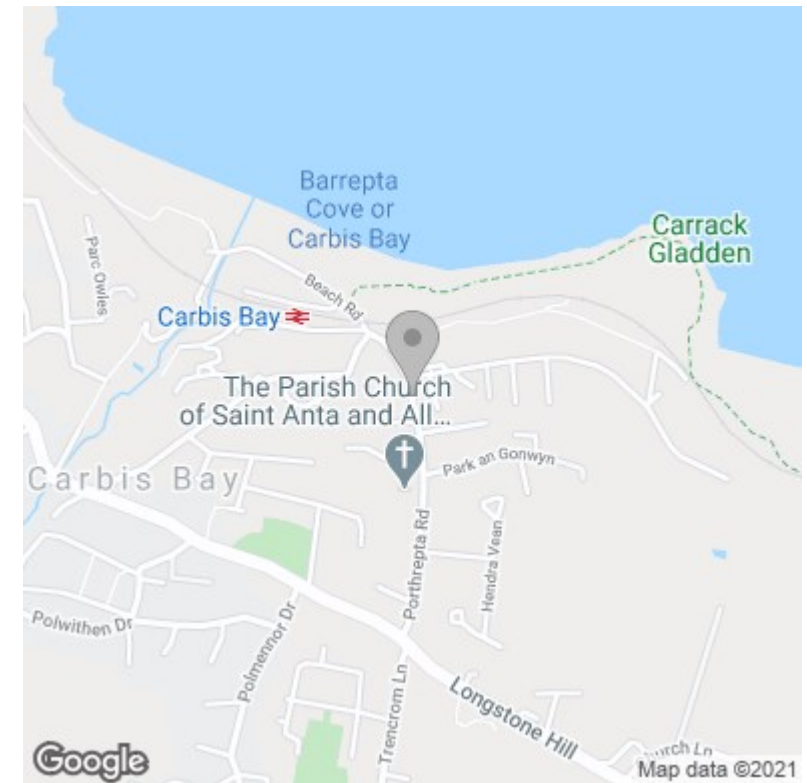
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 652269



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	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.

PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484