



# The Strand

Falmouth seafront



# 10 The Strand

Cliff Road, Falmouth, TR11 4AP

Enjoying a grandstand position along one of Falmouth's most revered seafront addresses, The Strand occupies a south-facing vantage between Gyllyngvase and Castle beaches, with sweeping views across open water. This second-floor, three-bedroom apartment has been thoughtfully modernised to an exceptional standard, offering a private balcony, gated parking and a faultlessly presented interior that reflects the quality and character of its coastal surroundings.









## The Property

- Impeccably presented and comprehensively modernised (2019/20)
- Second floor position with lift access
- Communal entrance hall
- Private entrance lobby
- Hallway with video phone (link to main entrance)
- Living / dining room with sea views and balcony
- High-end German kitchen (Nolte) with Miele appliances (induction hob, coffee machine, oven, microwave/combi, fridge, freezer and dishwasher. Siemens washer / dryer. Worcester boiler.
- Double aspect master bedroom with sea views and en suite shower room
- Double aspect second bedroom
- Study / 3rd bedroom
- Shower room

## Outside space and parking

- Private balcony enjoying the sensational sea views
- Sea-facing communal gardens, very well maintained and tastefully planted
- Gated forecourt with allocated parking space and communal bin store area
- Space within a shared store (ideal for beach equipment, golf clubs etc)

## Distances

Princess Pavilion & Gyllyngdune Gardens – 175 yards;  
Castle Beach & Café – 350 yards;  
Gyllyngvase Beach & Cafe – 700 yards;  
Falmouth Town (branchline rail) – 700 yards;  
National Maritime Museum / Events Square – 0.6;  
Swanpool Beach & Café – 1; Maenporth Beach – 3;  
Enys Gardens – 4.3; Mawnan Smith – 4.7;  
Tremough (University campus & Innovation Centre) – 4.8; Flushing – 5; Mylor Yacht Harbour – 5.5;  
Truro – 11.5;  
Cornwall Airport (Newquay / Mawgan Porth) – 30

## What 3 Words

///stir.globe.asleep







## The Location

Positioned at the heart of Falmouth's celebrated seafront, The Strand represents one of the town's most exclusive residential addresses. This gated development of elegant apartments (built in 2002) is set within the grounds of the former Victorian Carthion Hotel, offering a rare combination of heritage provenance and contemporary refinement.

With panoramic views stretching across Falmouth Bay to Pendennis Castle, residents enjoy a front-row seat to the mesmerising coastal landscape, complemented by a private balcony that invites the outdoors in. The architecture and interiors are discreetly luxurious, with landscaped communal gardens and secure parking enhancing the sense of privacy and prestige.

Living at The Strand places you midway between Castle Beach and Gyllyngvase Beach, both within easy reach for morning swims or sunset strolls. The acclaimed Gylly Beach Café and the more intimate Castle Beach Café offer barista coffee, food & drink options just a short and fresh air-filled walk away. Behind the seafront, the subtropical Gyllyngdune Gardens and the cultural hub of Princess Pavilion provide a counterpoint to the coastal energy, while the town centre is also within walking distance, placing artisan shops, fine restaurants, the harbourside and Falmouth's vibrant arts scene within easy reach.

For discerning buyers seeking a lifestyle defined by elegance, convenience and natural beauty, The Strand delivers on every front.

## Tenure, services and general information

Leasehold with share of Freehold. 125 years from 2002. Residents' company: Carthion Management Company Ltd. Managing agent: Belmont (Truro). £3,450 annual maintenance charge (all inclusive, including building insurance)

Mains water, electricity and gas. Gas central heating. Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Council Tax: band E.

No pets (other than visiting pets) allowed. No holiday letting permitted.

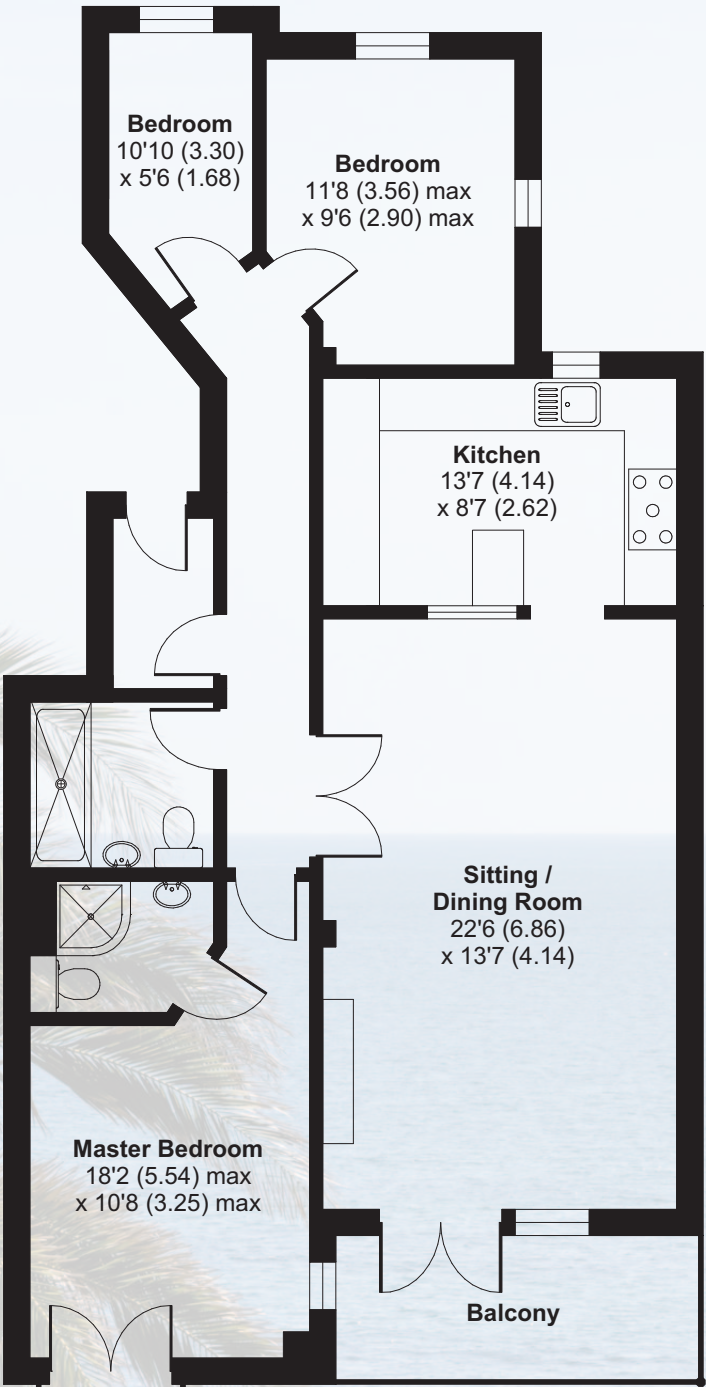




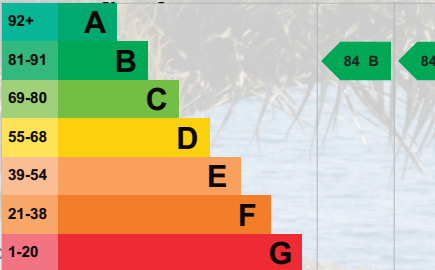


# Flat 10, The Strand, Cliff Road, Falmouth, TR11 4AP

Total GIA = 961 sq ft / 89.3 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2025. Produced for Shore Partnership Limited. REF: 1343745

**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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