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A map of the Pinetum Gardens area in South Africa. The map shows a coastline with a black pin marker indicating a location. Key roads include A391, A390, Holmbush Rd, and Par Moor Rd. The area is labeled with 'Pinetum Gardens', 'Charlestown', and 'uporth'. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

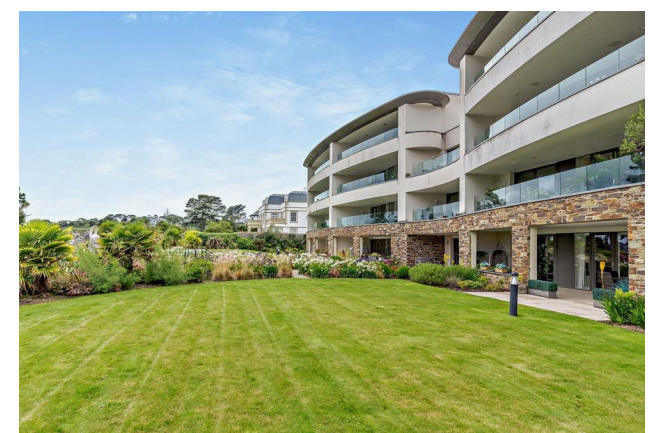
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McCARTHY STONE
RESALES

27 OCEAN HOUSE

SEA ROAD, CARLYON BAY, PL25 3FX



Located on the second floor of this luxurious 'Lifestyle Living' retirement development, this two bedroom apartment is located close to the lift service, making the roof terrace with stunning seas views easily accessible, along with having it's own private balcony and secure, allocated parking space.

Energy Efficient* *Pet Friendly

ASKING PRICE £450,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

OCEAN HOUSE, CARLYON BAY, CORNWALL

INTRODUCTION:
Set on top of the Cliffs of Carlyon Bay and enjoying outstanding Sea Views from its predominantly south facing communal roof terrace, this apartment is a 'must-see' for any prospective home owner looking for that extra luxury that living in Ocean House will offer. Located on the second floor with a lift service to all other floors, the property offers an incredibly spacious, light and airy design with the significant attraction of a substantial walk-out covered balcony that can be enjoyed all-year round. The balcony has ample space for patio furniture and overlooks the quieter, rear side of the development. Enjoying a contemporary layout with two excellent bedrooms (master with en-suite facilities), this is one of those properties that really must be viewed.

The location for Ocean House is prestigious and Sea Road is full of quality detached, gated homes, and is rightly deserving of it's title 'the Sandbanks of Cornwall'. The outstanding Carlyon Bay is just 300 meters distance and the charming and increasingly sought-after fishing villages of Charlestown and Fowey with great restaurants, boutiques and quirky independent retailers are just a short drive away. More extensive facilities including supermarkets, banks and doctors can be found at nearby St Austell. The South West coastal path is located opposite the development as is the four star Carlyon Bay Hotel with its extensive amenities including restaurants, spa, gym, tennis courts and a fantastic cliff-top golf course. There is a bus stop just 200 meters from the property with a regular service into St. Austell.

Ocean House is a luxurious development of just 32 age-exclusive apartments for those specifically over 55 years of age thus ensuring like-minded home owners with shared interests and outlooks. The development features a large homeowners lounge where social events take place, secure camera and intercom entry system, private gated parking, an amazing rooftop terrace area overlooking the sea (perfect for socialising) and beautiful landscaped gardens.

ENTRANCE HALL:
Having a solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Large walk-in store cupboard with light and shelving, and housing the boiler supplying hot water and underfloor heating and the efficient Vent Axia heat exchange unit.

OPEN PLAN LIVING ROOM/KITCHEN
A Contemporary-styled open-plan living space with wall-to-wall double glazing comprising of a patio sliding door with matching side-panel opening onto the fantastic balcony.

The kitchen is partly divided by cupboard units and provides a luxury range of soft cream fitted wall and base units complimented by wood-block laminated worktops with matching splashback upstands and including a one and a half bowled stainless steel inset sink unit. Comprehensive range of integrated appliances comprise;

'Neff' halogen four-ringed hob with glazed splashback and stainless steel chimney extractor over, 'Neff' single oven with 'tilt and slide' door, matching 'Neff' Microwave positioned over the oven, concealed dishwasher, fridge and freezer and Neff washer/dryer located in a utility area.

BALCONY
A fantastic full width balcony with glazed screen, having ample room for patio furniture.

MASTER BEDROOM:
Large triple-glazed patio door and side panel opening onto the balcony. Fitted wardrobe with hanging space, shelving and mirror fronted doors. Door to en-suite.

EN-SUITE
Luxury fitted shower room with a white suite comprising; back-to-the-wall WC with concealed cistern, vanity wash basin with cupboards below and worktop over with feature mirror and shaver point. Walk-in level access shower with both 'raindrop' and conventional shower heads and a glazed shower screen. Ladder radiator, attractive tiled walls, tiled floor and ceiling downlights.

BEDROOM TWO:
Double-glazed door with side panels on either side opening onto the balcony. Fitted wardrobe recess currently used as a useful desk area (wardrobe doors have been retained, if a purchaser should require them)

BATHROOM:
Luxury white suite comprising; back-to-the-wall WC with concealed cistern, vanity wash basin with cupboards below and worktop over, large wall mirror and shaver point. Panelled bath with both 'raindrop' and conventional shower heads and a glazed shower screen. Ladder radiator, attractive tiled walls and tiled floor, ceiling downlights.

PARKING:
No.27 has an allocated parking space accessed via gated entry.

ROOF TERRACE
Ocean House benefits from a stunning communal roof terrace with breathtaking views over the communal garden and the sea.

SERVICE CHARGE
What your service charge pays for:

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

2 BED | £450,000

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,339.36 per annum (per financial year ending 30/06/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD
999 Year Lease from January 2017
Ground Rent £495 per annum
Ground Rent Review Date: January 3015

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

MOVING MADE EASY
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

