



## Flat 7, Pantiles, 4 Stracey Road

Guide Price £250,000 Share of Freehold



Heather & Lay  
*The local property experts*





- Modern Top Floor Apartment With Falmouth Bay Views
- South Facing Balcony
- Walking Distance To Town & Beach
- Light & Well Presented
- Allocated Private Parking Space
- Delightful Communal Gardens With Seating & Outbuilding
- NO ONWARD CHAIN

### THE PROPERTY

Thought to have been built in the 1920s, Pantiles Hotel was a favourite destination for holidaymakers for decades before the Pearce family converted it into 9 apartments in the late 1980s, creating a stylish and contemporary apartment. The apartments are no longer allowed to be commercially holiday let but one could have Number 7 as their own residential full time home or personal holiday home. Long letting is allowed and each owner has a share of the freehold and of course a say in what happens with the building. Apartment 7 is situated on the second floor and can be accessed via a communal front door with a wide turning staircase leading up to the first floor and a further staircase accessing the apartment. The accommodation is lovely and bright, with a southerly aspect that gives you views towards Falmouth Bay. At the back, you can enjoy views of the beautifully maintained communal gardens. The apartment comprises a living area with fitted seating bays, space for dining and a Velux window facing Southerly, offering views towards Falmouth Bay and the surrounding area. A well-appointed modern fitted kitchen and a modern shower room. The main double bedroom faces to the rear and the second bedroom to the front aspect with access out to the Southerly facing balcony to sit outside and enjoying panoramic 180 degree views. A good level of storage with both bedrooms benefitting from large, fitted wardrobes and an outside allocated outbuilding specifically for the apartment. An allocated off-road parking space situated to the front of the building. The apartments enjoy communal gardens with outside seating and dining spaces to enjoy in the sunshine and surrounded by beautiful plants, shrubs and trees. There is a 999-year lease in place since 2008. NO ONWARD CHAIN.





## THE LOCATION

Stracey Road is one of the many roads leading to the seafront. Only a very short walk to Gyllyngvase Beach and just 50 yards from the St Michaels Hotel where fine dining, gym, spa and swimming pool are on offer. Pantiles is within walking distance of beaches, coastal paths, amenities and shops alike. Falmouth has a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. The town is consistently ranked as one of the top ten places to live in the UK.

## ACCOMMODATION IN DETAIL(ALL MEASUREMENTS ARE APPROXIMATE)

As you approach the property, you'll be greeted by lovely, well-tended gardens and a charming patio area. Follow the steps up to the communal front entrance with a telephone entry system. Inside, the apartment's front door awaits on the second floor, accessible via a wide staircase. Just a short climb up to number 7!







**LIVING AREA** 15' 3" x 13' 3" (4.67m x 4.06m) (sloped ceiling). A particularly light, open-plan living space, featuring built-in recessed alcove seating adjacent to a large Velux double glazed window enjoying magnificent views over Falmouth Bay, towards the mouth of the Helford River and The Manacles beyond. Matching gloss-painted panelled doors to the kitchen, both bedrooms and the shower room. Creda night storage heater. TV, satellite and telephone points. Adjustable ceiling spotlights and loft hatch above.

**KITCHEN** 6' 9" x 4' 11" (2.06m x 1.50m)

Accessed via the living area, a modern refitted kitchen comprising: gloss white wall and base cupboards, wood-effect worktop surfaces with inset four-ring electric hob, electric oven and grill under and extractor hood over. Inset stainless steel sink with mixer tap and space for undercounter fridge. UPVC double glazed window to the rear offering a lightly wooded outlook and looking onto the communal gardens. Timber-effect flooring, tiled splashback and adjustable ceiling spotlights.

**BEDROOM ONE** 10' 6" x 10' 3" (3.20m x 3.12m)

First measurement excludes deep built-in wardrobes, measuring 1.60m in depth and include a hanging rail, internal cupboard and additional shelving. Another bright room with a particularly large UPVC double glazed window to the rear of the property with elevated views towards the town centre and overlooking the beautifully presented communal gardens. Built-in dressing table with mirror. Ceiling spotlights. Loft hatch.

**BEDROOM TWO** 10' 4" x 8' 4" (3.14m x 2.55m)

An adaptable room used as either a second bedroom or additional living space as it is currently set up with a sofa bed for guests. Features stunning views over Gyllyngvase Beach and beyond towards the mouth of the Helford River, via a UPVC double glazed door to the balcony and two additional windows either side. Door to a useful walk-in storage cupboard with built-in shelving, coat hanging space and additional hanging rail.







### **BALCONY**

Southerly facing private balcony with wooden spindle and balustrade, space for seating and alfresco dining. Capturing the sunshine all day long with fantastic sunsets over Pennance Road and Falmouth Golf club in the distance, and soak in views of Falmouth Bay and beyond looking towards the entrance of the Helford River.

### **SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.60m)**

A bright and modern shower room, comprising an enclosed shower cubicle with 'Mira Sport' electric shower unit with tiled walls surrounding, pedestal wash basin with chrome mixer tap, low flush WC. Obscure UPVC double glazed window to the rear of the property. Built-in airing cupboard housing the hot water cylinder and shelving below. Tiled flooring and ceiling spotlights. Heated towel radiator and extractor fan.

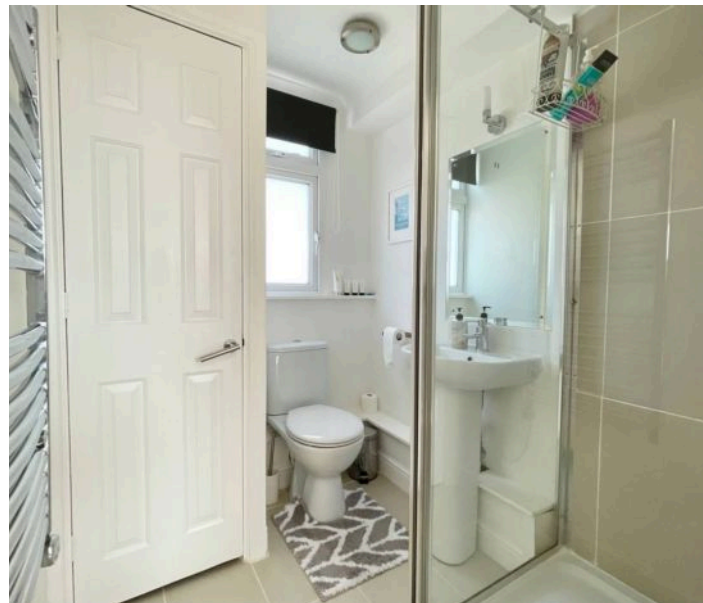
### **COMMUNAL LAUNDRY ROOM**

For use only by the residents, the 'in-house' laundry facilities include two washing machines and two tumble dryers. This room is located to the rear of the building on the ground floor.

### **COMMUNAL GARDEN**

**FRONT** Extremely well cared for and maintained throughout the year with communal gardens to the front with lawn, planted shrubs and fencing. Two entrances off Stracey Road providing access to the allocated parking spaces for the 9 apartments.

**REAR** To the rear is a sunny aspect and a beautifully maintained communal garden with a mixture of lawn and patio, flowering plants and specimen trees. Large stone seating area ideal for BBQs and alfresco dining. Apartment 7 has the added benefit of an allocated outbuilding which has been recently installed and granted a 15 year licence of use in the communal area.







#### **ALLOCATED PARKING**

Accessed via the left-hand driveway from Stracey Road, the private parking space for Number 7 is immediately on the right-hand side.

**TENURE** - Leasehold - 999 years commencing 2008 with a share of the freehold between nine apartments. An annual service charge as of 2025 is £1,700, which can be paid monthly, bi-annually or in full per annum and covers buildings block insurance, all external maintenance costs, re-decorations and upkeep of communal grounds. Ground rent is £0 and each owner becomes part of the property management company. The service charge budget is set annually. Holiday or short-term letting is not permitted within the building (this does not stop the new owner from using it as their holiday home or stop friends and family from using the apartment), although assured shorthold tenancies are allowed (minimum 6 months). Small pets are allowed with prior permission from the management company.

Council Tax band: A

Tenure: Leasehold

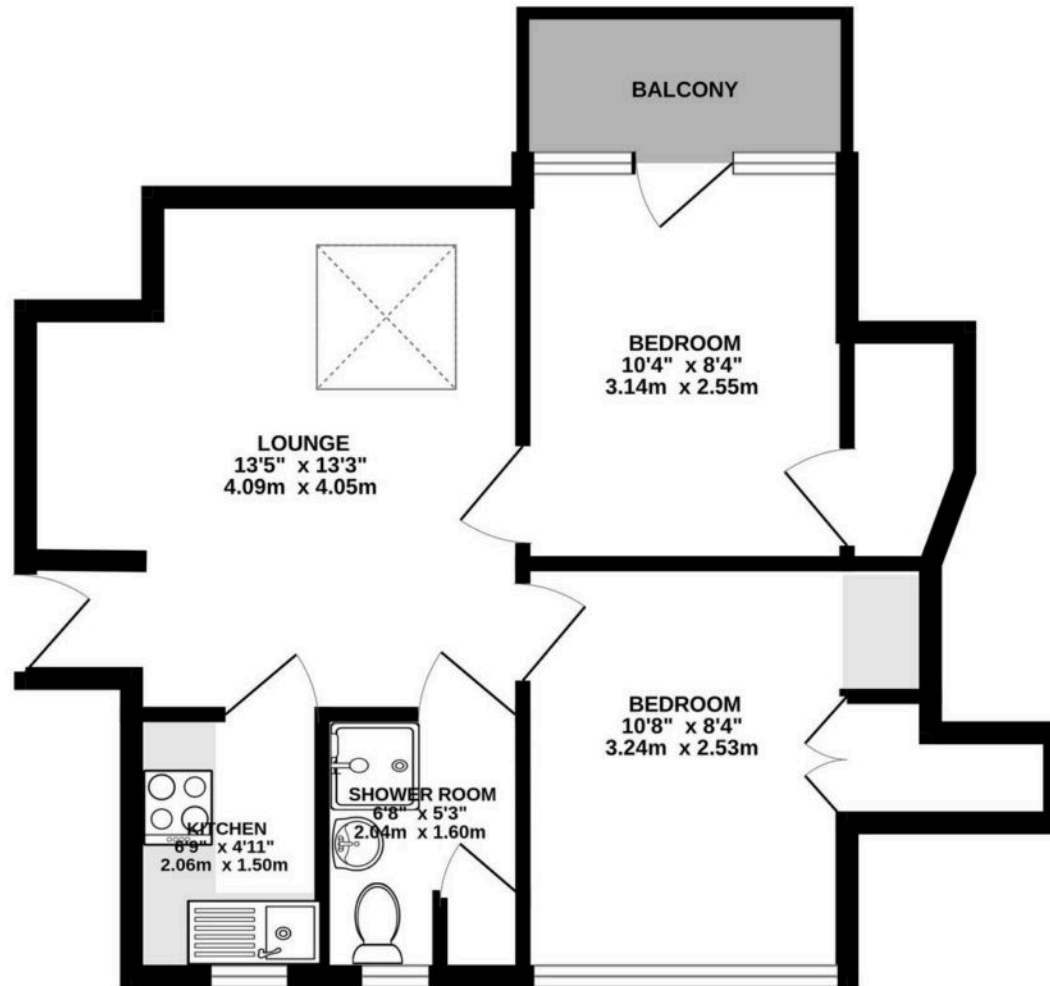
EPC Energy Efficiency Rating: E

**SERVICES** Mains water, electricity and drainage are connected to the property. Unused telephone points (subject to supplier's regulations) with Broadband available.





GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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