



## 4 Jackett Steps, The Packet Quays

Guide Price £620,000 Leasehold



**Heather & Lay**  
*The local property experts*



## THE PROPERTY

Heather & Lay specialise in the selling of harbour and seafront apartments in Falmouth, both as new developments and those being resold. We have viewed and sold most of the best that Falmouth has to offer; indeed, we sold the Packet Quays from new in the late 1980s and 1990s. This particular duplex apartment, almost 1100 sq ft in size, stands out in our memory as something very special indeed. The current fastidious owners purchased from us in 2003 and have absolutely loved using it as their holiday home from home in Falmouth. It is a beautifully cared for and presented apartment that has not been let out and has been refitted and fine-tuned to exacting standards. Its layout is spacious and inspired, set across two floors with no one above. Large windows provide spectacular views and fill the interior with light. The dual aspect living and dining room is the largest we can remember within Packet Quays at over 30' in length, where views are breathtakingly good, without restriction and in our opinion, at the perfect, commanding height. There are three water view bedrooms upstairs; the main with an ensuite shower room and a harbour facing arched box bay window for dramatic water and coastal views. Remarkably, the property has three bayed windows to different aspects, including the 6' wide dining bay, plus a discreet and private balconied harbour view terrace, large enough for a table and chairs, and accessed via French doors from the living room. There are many features here that make number 4 a standout home to impress and uplift the discerning buyer. There are two bath/shower rooms and three WCs, much storage space to suit permanent living, plus two secure undercover parking spaces, side by side. We believe this is one of the finest apartments of its type in Falmouth, coupled with its remarkable situation and convenience, making it a rarity and brilliant opportunity.



4 Jackett Steps



THE PACKET QUAYS

- Commanding views to harbour, estuary & coast
- Outstanding duplex apartment
- Prime location within acclaimed waterside development
- 30' plus dual aspect living & dining room with water view
- Private balconied terrace
- 3 bedrooms, harbour facing master en suite
- Stylish Miele die küche fitted kitchen with appliances
- A much loved, immaculately kept holiday home
- Separate bathroom/WC, shower room/WC & cloakroom
- 2 secure undercover parking spaces

## THE LOCATION

So much of what delights about Falmouth is on one's doorstep at Jackett Steps, where you are beside the harbour and the High Street and shops are a few moments walk away. The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals' and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. 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; little wonder the town is consistently ranked as one of the top five places to live in the UK.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the double parking bay, a doorway and steps up to the entry phone and door release and communal entrance to numbers 3 and 4 Jackett Steps. Beyond number 3, a private staircase leads up to number 4, at the top. Door into...





## ENTRANCE

Staircase to the first floor. Radiator. Entryphone and door release. White panelled doors to cloakroom/WC and to....

## SITTING & DINING ROOM

This is a fantastic room; possibly one of the largest living rooms within the Packet Quays development and certainly one of the finest views of the harbour to be found anywhere in Falmouth. The water, estuary and coastal outlook is unrestricted and we suggest at the perfect elevation to allow a commanding view via the wide bay window, a further picture window and the wide French doors leading out onto the balconied terrace. This spectacular view is of Falmouth harbour, along the waterfront, to the Maritime Museum, Pendennis Castle and Point and the Docks across to Trefusis and the Roseland Peninsula to St. Mawes Castle and St. Anthony. All this whilst a cleverly placed mirror on the rear wall can provide a reflection to inspire! Oak laminate flooring. Two Radiators. Diffused glass semi-circular wall lights. Door to kitchen and a door to a.....

## STORE CUPBOARD

Remarkably, 7' (2.13m) deep, shelved, with electric tripping switches and water shut off valve.

## BALCONY

Via wide hardwood double glazed French doors from the living room, a sheltered private space to enjoy those magical and engaging harbour facing views, wall enclosed to allow optimum view whilst providing shelter and privacy.

## KITCHEN

Refitted kitchen by Miele Die Küche with stylish light grey gloss panel effect range of soft closure base and eye level cupboards with brushed stainless steel handles, polished granite worktops and coloured glass splashbacks. Inset one and a half bowl composite sink and rivened drainer with mixer tap. Hardwood double glazed window to side overlooking the development's garden and Admirals Quay with glimpses to water and Flushing. Integrated Miele appliances include a touch control stainless steel oven and grill and induction hob with retractable extraction hood, slimline dishwasher and a fridge/freezer. Ingenious storage space including corner carousels. Floor tiling. Spotlit and under pelmet lighting.







## CLOAKROOM/WC

Gerberit dual flush WC, porcelain hand basin with mixer tap and splashback. Ceramic tile floor. 'Worcester Bosch' mains gas boiler fuelling radiator central heating and hot water supply. Extractor fan.

## FIRST FLOOR

Turning staircase and rail rising into a ....

## LANDING SPACE

Possibly unique within the development with an impressive 10' (3.05m) high barrelled ceiling and wide arched hardwood double glazed windows flooding light and looking towards the Greenbank Hotel and Quay to river, shoreline and countryside beyond. Arched shelved recesses, over stair glass shelf. Louvre door cupboard housing the pressurised hot water system and lit space and plumbing for the washing machine. White panel effect doors to the three bedrooms and....

## BATHROOM

Refitted, floor and wall tiled room with dual flush WC, panel bath with mixer shower and glass screen over. Hand basin with mixer tap and cupboard beneath. Lit mirror and shaver point. Ceiling spotlights. Chrome heated towel radiator. Velux roof light with blind.

## BEDROOM ONE

A spectacular main bedroom with projecting, arched hardwood double glazed box bay window and breathtaking 180° direct outlook over Falmouth harbour from Pendennis Point and Castle, to Greenbank Quay and Penryn river, with everything in between, and across to the Carrick Roads and Roseland Peninsula. Again, a 10' (3.05m) high barrelled ceiling, quality, sliding mirror door, lit, wardrobe, drawer and cupboard space. Radiator. Door to....

## EN SUITE SHOWER ROOM

Wall and floor tiled with Velux double glazed skylight and a spotlit ceiling. Three piece suite comprising boiler fed rain spray shower cubicle, offset porcelain hand basin with mixer tap, worktop, cupboard beneath and towel rail. WC with concealed cistern and Grohe stainless steel dual flush. Chrome heated towel radiator. Overlit mirror. Shaver point.





### **BEDROOM TWO**

Hardwood, double glazed window and super elevated and expansive views overlooking the Packet Quays development, waterfront and harbour to the Maritime Museum, Docks, Carrick Roads and Roseland Peninsula. Quality, lit built-in mirror fronted sliding wardrobe and cupboard space with hanging rails and drawers. Radiator.

### **BEDROOM THREE**

Hardwood double glazed window overlooking The Packet Quays and superb views to Falmouth harbour, the waterfront towards the Maritime Museum. Pendennis Castle and Point, to Falmouth Docks and across to the Carrick Roads and St. Mawes. Mirror fronted, sliding door, lit wardrobe and cupboard space with drawers, shelving and hanging rails. Radiator.



### COMMUNAL GARDENS & SLIPWAYS

The development has landscaped communal gardens, two slipways and a waterside garden for the enjoyment and use of all owners within Packet Quays.

### SECURE UNDER COVER PARKING SPACES

Accessed on foot a few paces away, through a pedestrian door into the car park. Unusually number 4 has two side by side parking spaces, located with a secure undercover car park with electronic remotely controlled shuttered doors.

### TENURE - LEASEHOLD 999 YEARS FROM 1984

Each owner at Packet Quays is a shareholder within Packet Quays Management Ltd - a company set up to manage and administer the development. This company owns the Freehold interest. SMART is the managing agent - telephone number 01326 374850. The current service charge (as of January 2026) is £1,801.46 inclusive of ground rent, payable every six months. Well-behaved small pets are allowed.

### HOLIDAY LETTING

At the discretion of the management company. An annual licence is required - current cost £35 and with a refuse charge of £349.51pa.

Council Tax band: E

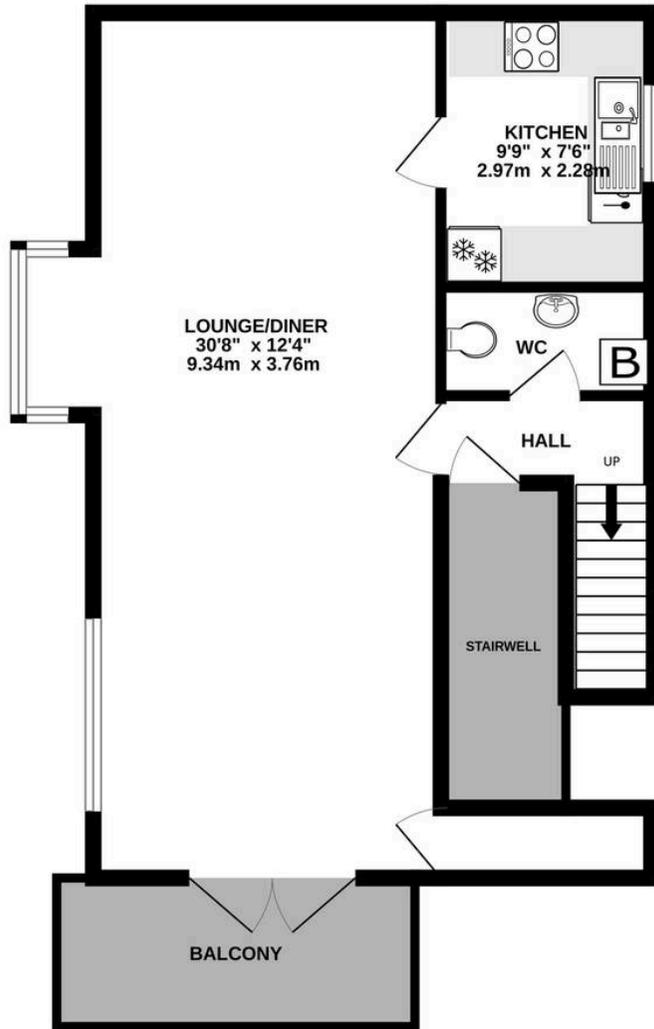
Tenure: Leasehold

EPC Energy Efficiency Rating: C

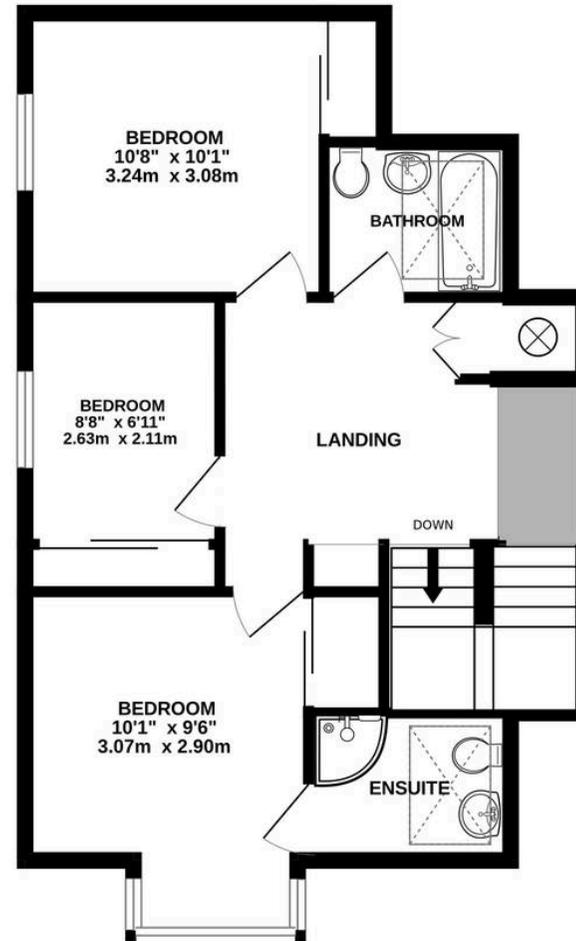
Services: Mains electricity, gas, water & drainage



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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## COMMUNAL GARDEN AREA



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