



Flat 9, The Strand Cliff Road, Falmouth

Guide Price £615,000



Heather & Lay
The local property experts

- Spectacular front row, sea and coastal views
- Impeccably presented, second floor, corner apartment
- Two double bedrooms; master sea facing with en suite
- Glorious South and west facing living/dining room onto...
- Generous grandstand balcony
- Exceptional refitted kitchen with 'NEFF' appliances
- Stylish refitted bath/shower room
- Exclusive, secure gated modern development
- Beautifully kept, established garden and grounds
- Designated parking space and step free access
- Please watch the video to fully appreciate the spectacular location and interior of this beautiful sea front apartment.
- As good as it gets!

THE LOCATION

The Strand is one of the most sought after and exclusive developments on Falmouth's seafront and, consequently, anywhere along the extensive south Cornish coastline. The development is set within secure, walled and attractively landscaped gardens, which are well stocked and beautifully tended. The development occupies a prominent position, directly fronting Cliff Road, facing south, enjoying magnificent, uninterrupted, 180 degree views along the seafront, from Pendennis Castle and Point, across Falmouth Bay, to the unspoilt shoreline of The Lizard Peninsula, from the mouth of the Helford River to the infamous Manacles reef. Delightful beaches such as 'Castle' and Gyllyngvase are a minute or two walk away, as is the excellent 'early til late' Co-Op, as ones 'corner shop'. The seafront joins the coastal path leading to the Helford River and beyond, providing spectacular walks, through areas of outstanding natural beauty. A short walk from the apartment will take you along the seafront to Falmouth town and harbourside with its eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Events Square has created a vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, including the celebrations of Falmouth Week and the Sea Shanty Festival as well as big name attractions.



THE PROPERTY

There is a very special feeling at 9 The Strand where all comes together to create the most glorious and uplifting of homes. This spectacular apartment is one of 18 properties completed in 2003 on the former site of the fine, Victorian Carthion Hotel. The Strand is one of the most desirable of all Falmouth seafront developments, with its secure gated entrance and glorious richly stocked sea facing garden, retaining the maturity of planting from the original hotel. Number 9's situation is fantastic, set on the South and West first floor corner with sea views from every room, in this prime, 'pick of the crop' position. The apartment is outstanding and the best we have seen for a long time, with its combination of position, impeccable presentation, style and quality of fitment and finish. The lounge/dining room is a generous size and wonderful to be dual aspect and so sunny with unbeatable views and access onto a generous balcony. The kitchen was thoughtfully conceived with silestone worktops, 'Villeroy and Boch' floor tiles and 'NEFF' appliances. The bathroom and en suite are top notch too. The master bedroom is of a generous size and sea facing, with French doors onto a Juliette balcony. What a room to wake up in!

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Communal front door with video entry release. First floor by stairs and lift to number 9.

Door with spy hole into...

ENTRANCE HALL

Spotlit. Coat hooks, electric meter and tripping switch cupboard. Radiator.

Door to...

HALLWAY

Spotlit, entry phone for door and vehicular gate remote opening. Radiator central heating thermostatic control. Flush wooden doors and timber thresholds to two bedrooms and bathroom. Double doors with a porthole windows to...





LOUNGE/DINING ROOM

A fantastic dual aspect room facing south and west with direct front row views to the sea, looking from Pendennis Castle and Point across the sea front to Stackpoint and Rosemullion Head, to the mouth of the Helford River and Gillan Creek, to Nare Point and along to the Manacles reef. Extensive windows and French doors, double glazed in grey powder coated aluminium, to the side, onto a Juliette balcony and to the front wide French doors with floor to ceiling side panes. Two radiators. Spotlights. Wall mounted picture lights. Square archway to...

KITCHEN/BREAKFAST ROOM

Stylish, beautifully appointed space: Flush matte white cupboards at base and eye level with extensive, quality Silestone composite worktops including a peninsula breakfast bar with views to sea and coast. Floor to ceiling cupboards, 'NEFF' pyro oven/grill with slide and hide door also second 'NEFF' oven with microwave combined. Corner carousels. Integrated fridge and freezer. Inset one and a half bowl stainless steel sink with rivened Silestone drainer. Mixer tap. Silestone splashback. Double glazed window to side with a sea view and to rear. An 'NEFF' induction hob. An extraction hood. Spotlit ceiling. Extraction. 'Villeroy and Boch' floor tiling. Silestone windowsills and upstands.

BEDROOM ONE

A wonderful sea facing master bedroom with double glazed French doors onto a Juliette balcony plus window to side looking to sea and coast. Radiator. Spotlit ceiling.

ENSUITE SHOWER ROOM

Stylish, spotlit room: corner shower cubicle with rain and flexible spray. Hand basin and WC with concealed cistern and dual flush. Chrome heated towel rail. Extractor. Sensor lit mirror. Glass shelves.

BEDROOM TWO

A super room, partially vaulted to a 9'8" high vaulted ceiling with Velux double glazed roof window as well as the double glazed side window looking to sea and coast. Radiator. Spotlit ceiling.





MAIN BATHROOM

'Villeroy and Boch' hand basin and concealed cistern dual button flush W.C. Panel bath with corner fill and shower (rain fall and flexible spray), over. Glass bath screen. Sensor lit mirror. Glass shelf. Spotlit ceiling. Extraction Shaver point. Heated towel rail.

COMMUNAL GARDEN

A richly stocked and beautifully maintained large sea facing garden with lawn, shrub and herbaceous borders and pedestrian gate for the residents, opening onto Cliff Road and the seafront.

ALLOCATED PARKING

Secure, electronic gated entrance, completely enclosed by high walling and decorative railing. Concealed bin store with outside water tap. Allocated parking space. Storage on the lower ground floor is a room set aside for owners in which number 9 has an area to store possessions.

TENURE

Leasehold 976 years commencing 30th June 2025. Share of the freehold. No Pets are permitted at The Strand. No holiday lets, long lets are allowed. The development is managed by Belmont Property Management. Service Charge is currently £3,450 per annum (including Buildings Insurance) payable April & September.



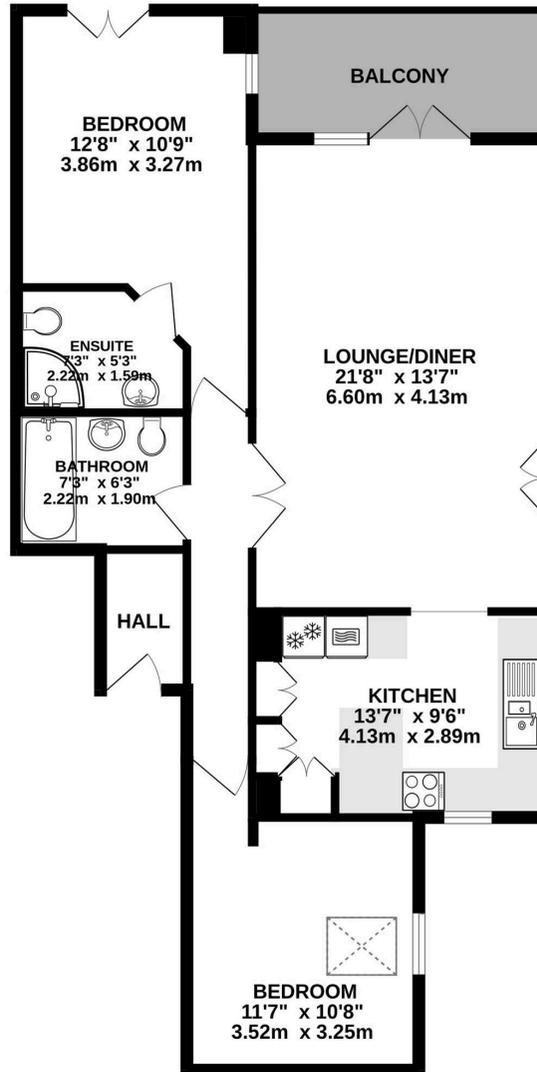
SERVICES

Mains electricity, gas, water & drainage

Council Tax: D

EPC: B

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



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TOTAL FLOOR AREA : 867 sq.ft. (80.5 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 not 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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