



Flat 15, Southcliff Emslie Road, Falmouth

Guide Price £350,000 LEASEHOLD



Heather & Lay  
*The local property experts*

## THE LOCATION

Southcliff is located on the popular and desirable Falmouth seafront, occupying 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 one's '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.

- Incredible Sea Views
- Close Proximity To Beach, Restaurants and Town
- Two Double Bedroom Apartment
- 23' Sitting Room
- Garage
- Well Kept Communal Gardens
- Electric Heating
- Share Of Freehold
- No Onward Chain





## THE PROPERTY

Upon arrival at Southcliff, either by foot from the seafront or by car from Emslie Road, you are greeted by beautifully kept and maintained grounds taking you to the communal entrance. To the front, there is also visitor parking along with a set of garages; number 15 has a single garage with an electric up-and-over door, power and lighting. Rising up the stairs, from the communal entrance to the top floor, one arrives at the front door to number 15. The first stop would be the fantastic 23 foot living room with large double glazed windows offering unrivalled panoramic views of the sea, beach, castle and entrance to the Helford River. The room offers plenty of space for seating and dining, allowing you to soak in the views. Alongside the living space is the kitchen, prime for refurbishment and offering plenty of counter space and a window looking to the sitting room and the views beyond.

To the rear of the apartment, we have the two well proportioned double bedrooms, both offering plenty of space for a double bed and storage. Servicing these, we have a large bathroom, also prime for modernisation with a bath and separate shower.

## COMMUNAL GARDEN

To the front, a lovely south-facing lawned area with varied planted beds and palm trees enjoying sea views and access to Cliff Road.





### **SINGLE GARAGE**

Allocated single garage with electric up and over door with power and light.

### **TENURE**

999 year lease from 25th March 1982 share of Freehold. The management Company are Southcliff Management Company Ltd and the managing agent is Smart Property Group (Homequest) 01872 222112. The current maintenance charge attributable to Number 15 is £2,232 per annum (£186 per month) to include buildings insurance, maintenance of gardens and grounds, window cleaning and external lighting.

There are no holiday let restrictions and long term lets are permitted. Small well-behaved pets are permitted by approval of the Management board.

EPC - C

COUNCIL TAX - D

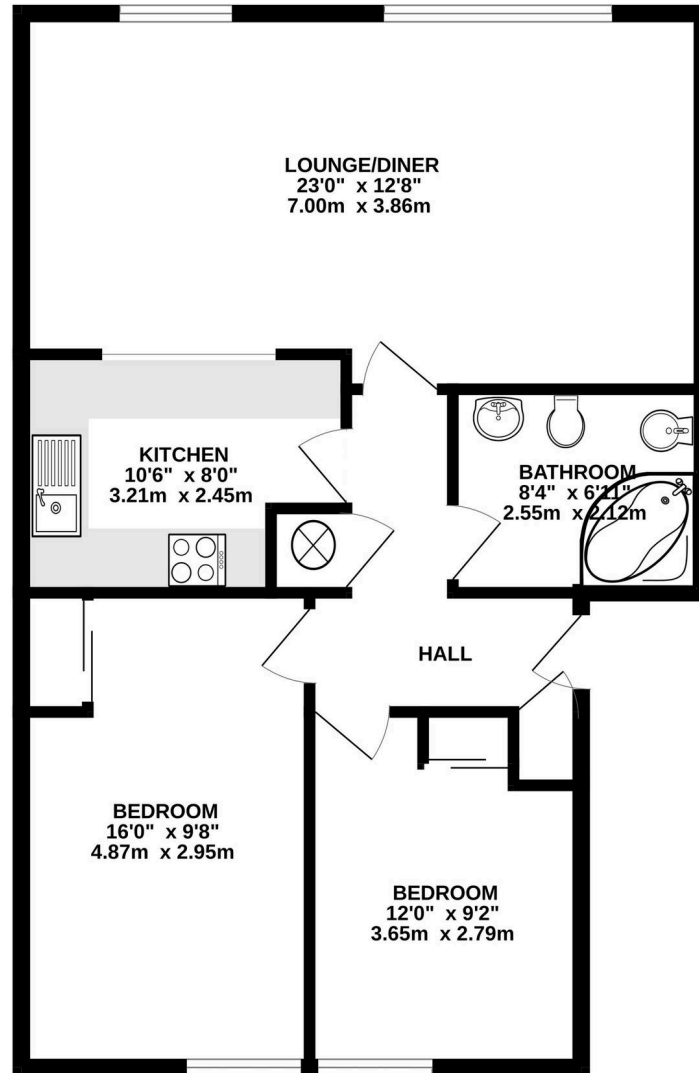
SERVICES - Mains water, electricity and drainage



### **AGENTS NOTE: ANTI-MONEY LAUNDERING REGULATIONS**

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GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 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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NEARBY GYLLYNGVASE BEACH



## Heather & Lay

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