



£350,000 Guide Price

HIGH STREET ST IVES

Apartment | 3 Bedrooms | 2 Bathrooms

07751 768888 or 01736

www.saltstateagents.co.uk



Step Inside

Key Features

- BEAUTIFULLY PRESENTED FIRST & SECOND FLOOR APARTMENT
- CENTRAL ST IVES LOCATION - VIEWING HIGHLY RECOMMENDED
- GRADE 2 LISTED
- SET ACROSS 2 FLOORS
- SPACIOUS LIGHT KITCHEN/DINING ROOM
- LARGE LIGHT DUAL ASPECT LIVING ROOM
- 3 BEDROOMS & FAMILY BATHROOM
- SHOWER ROOM & SEPARATE WC
- EPC E - LEASEHOLD (999yrs from 2017) - SMALL BUSINESS RATES RELIEF

Property Description

Located in the bustling heart of St Ives this stylish and beautifully designed 3-bed Grade 2 listed apartment is set over 2 floors. Just a short distance from the harbour, restaurants, and galleries it has to be seen to be fully appreciated. Accessed via a flight of stairs from the high street it offers a really good sized light and well-equipped kitchen/dining room with ample room to seat 6, a bright and spacious dual aspect living room, a shower room and an understairs WC on the first floor. On the second floor, there are three good-sized bedrooms and a stylish family bathroom.

Main Particulars

Located in the bustling heart of St Ives, just a short distance from the harbour, restaurants, and galleries. This stylish and beautifully designed 3-bed Grade 2 listed apartment is set over 2 floors, with creative and thoughtful use of space throughout, it has to be seen to be fully appreciated.

Accessed via a flight of stairs from the high street it offers a really good sized light and well-equipped kitchen/dining room with ample room to seat 6, a bright and spacious dual aspect living room, a shower room, and an understairs WC on the first floor. On the second floor, there are three good-sized bedrooms and a stylish family bathroom.

The full accommodation comprises :

From the front door, carpeted stairs rise to the first floor with a useful storage cupboard on the left-hand side housing the electricity consumer unit.

Door to

FIRST FLOOR HALL

Understairs storage and cupboard housing the washing machine.

Opening to

KITCHEN 4.49m x 2.55m (14'9" x 8'4")

Single glazed sash window with deep window seat to the front aspect. Contemporary-style white gloss kitchen units with Siemens electric hob and extractor over. Double Oven. Built-in dishwasher. Space for a fridge freezer. Ample storage and plenty of room to seat 6. Large larder/storage cupboard with shelf. Smoke detector. Downlighters. Laminate floor.

Door from the hall to

LIVING ROOM 6.60m x 3.50m (21'8" x 11'6")

This lovely light dual-aspect room has two large windows to the side (one with a good-sized window seat) and one to the front. Built-in feature shelving. Downlighters. Laminate floor. 2 x Electric radiators.

SHOWER ROOM

Fully tiled with wet room style enclosure and glass screen. Electric Mira shower. Downlighters. Extractor. Stainless steel towel warmer radiator.

WC

Saniflo WC and wash hand basin. Downlighters. Laminate floor.

From the first-floor hallway, stairs rise to the second-floor landing.

Doors to

BEDROOM 1 3.08m x 2.87m (10'10" 9'5")

Single glazed sash window to the front aspect. Downlighters. Carpet. Electric radiator.

BEDROOM 2 3.09m x 2.86m (10'2" x 9'6")

Single glazed sash window to the front aspect. Lockable under eaves storage cupboard. Downlighters. Carpet. Electric radiator.

BEDROOM 3 3.42m x 2.28m (11'3" x 7'4")

Some limited head height. Velux roof light. Access to loft space. Downlighters. Carpet. Electric radiator.

FAMILY BATHROOM 2.38m x 2.20m (7'10" x 7'3")

Opaque UPVC double-glazed window to the side aspect. Opaque Velux roof light. Downlighters. Shaver point. Vanity wash hand basin with tiled splashback. Close coupled WC. Bath with tiled surround. Cupboard housing hot water cylinder. Extractor. Laminate floor. Stainless steel towel warmer electric radiator.

SERVICES

Mains electric water and drainage. Electric heating.

COUNCIL TAX

Small Business Rates Relief

AGENTS NOTE

The property is leasehold and has the remainder of a 999 year lease from 2017.

The current owners pay a contribution to the buildings insurance of approx. 45% (£250) and a share of maintenance costs when required.

The property cannot be holiday let & pets are not allowed without prior consent from the Freeholder.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.



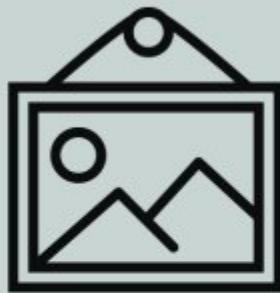


Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 12823150 Registered Office: , Cornwall

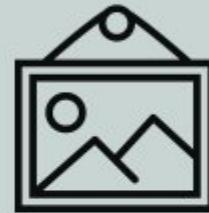


Image not found

Telephone: 07751 768888 or 01736 397274

SALT

www.saltstateagents.co.uk