



£399,950 Guide Price

Victoria House St Ives

Apartment | 2 Bedrooms | 1 Bathroom

07751 768888 or 01736

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# Step Inside

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## Key Features

- FABULOUS CENTRAL STIVES LOCATION
- DUAL ASPECT - STUNNING HARBOUR & COASTAL VIEWS
- VIEWING HIGHLY RECOMMENDED
- LIGHT AND AIRY APARTMENT
- OPEN PLAN KITCHEN LIVING DINING ROOM WITH VIEWS
- 2 BEDROOMS - STYLISH SHOWER ROOM
- CURRENTLY A SUCCESSFUL HOLIDAY LET
- STYLISH & TASTEFULLY FURNISHED
- EPC D - SMALL BUSINESS RATES REGISTERED - SHARE OF FREEHOLD

## Main Particulars

Located on a quiet pedestrian lane just a few steps from St Ives stunning harbour the views from this beautiful apartment have to be seen to be appreciated.

The light and well-planned accommodation consists of a dual-aspect kitchen, living, dining room with fabulous views out over the harbour, towards Smeatons Pier and up the north coast, two good-sized bedrooms, and a recently renewed stylish shower room.

The apartment is currently used as a successful holiday let and is to be sold with its tasteful fixtures and fittings in place - ready to go!

### ACCOMMODATION

Door entry phone. From the front door and entrance hall to Victoria House stairs rise to

### LANDING

Private front door to No 3. Wooden shoe rack and coat pegs.

### ENTRANCE HALL

Door Entry phone. Electricity consumer unit. Hardwired smoke alarm and emergency lighting system. Engineered wood floor.

Doors to

### OPEN PLAN KITCHEN LIVING DINING ROOM 5.33M x 3.24m (17'4" x 10'6")

#### **Fabulous light dual-aspect room.**

Single glazed wood sash window to the front aspect - with gorgeous (very distracting!) views over the harbour to Porthminster, Carbis Bay, Porthkidney and beyond, with exposed traditional granite and a timber lintel. A second window to the side has views over the rooftops, to Smeatons Pier and the north coast, and has a deep window cill (seat) and bespoke wooden louvre shutters.

The dining area is large enough for a table and chairs to comfortably seat 4.

The stylish and considered kitchen has a range of bespoke hand-made wooden base and wall units with a stainless steel sink and drainer, induction hob, electric oven, integral fridge, dishwasher, and washing machine. Local hand-fired tile splashbacks.

Cupboard housing the wall-mounted Vaillant gas combi boiler.

Smoke alarm. Engineered wood floor. Radiator.

**MAIN DOUBLE BEDROOM 2.96m x 2.85m (9'7" x 9'3")****Lovely light welcoming room.**

Single glazed sash window to the side aspect (opaque lower pane) with views over the rooftops to Smeatons Pier and the beaches and coast beyond, Smoke alarm. Fitted neutral carpet. White towel warmer style radiator.

**DOUBLE BEDROOM 2 2.80m x 2.48m (9'1" x 8'1")****Currently arranged as a nautically inspired bunk room.**

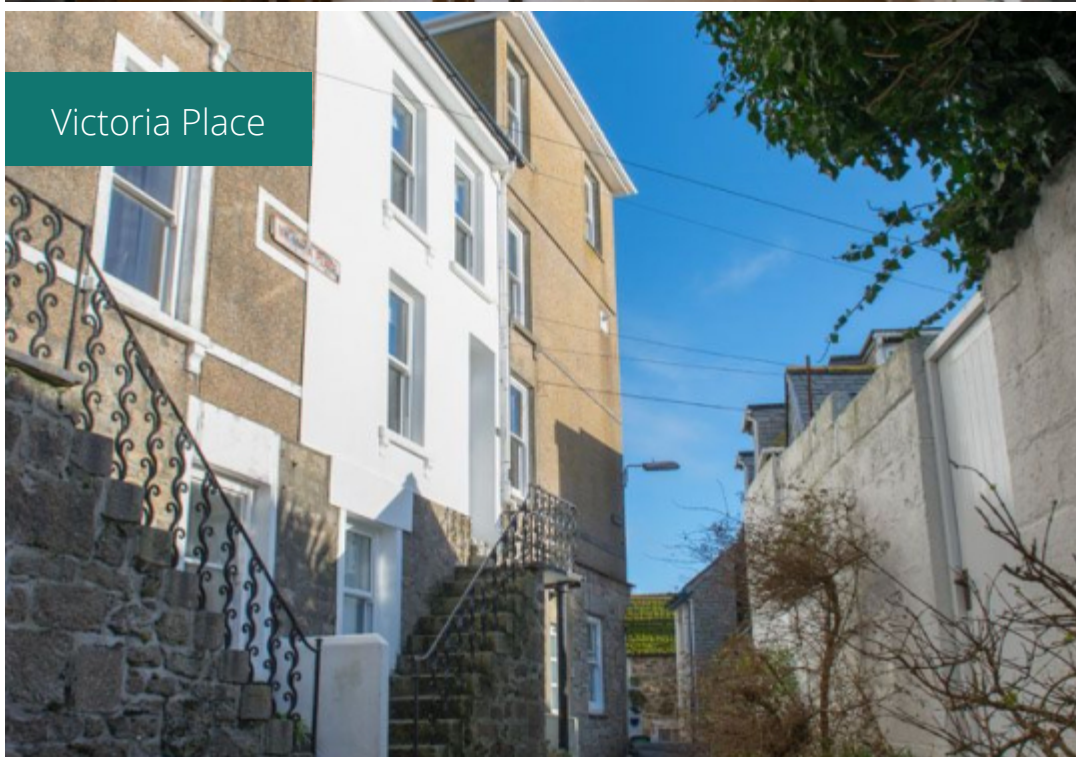
Upvc double glazed window to the side aspect. Upper and lower hand built fitted full-sized single beds in the style of ships bunks. Smoke Alarm. shaker wooden pegs. Fitted neutral carpet. Radiator.

**SHOWER ROOM 2m x 1.72 (6'5" x 5'6")**

Single glazed wood sash window to the side aspect with sea and coastal views, deep, tiled window cill. Bespoke wooden louvre shutters. Large shower enclosure with glass door & screen, tiled surround, rain head shower, and handheld attachment. Wall mounted wash hand basin. Concealed cistern WC. Engineered wood floor. Stainless steel towel warmer-style radiator.

**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.



Victoria Place





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

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