



£385,000 Guide Price

Saltwater St Ives

Apartment | 2 Bedrooms | 2 Bathrooms

07751 768888 or 01736

SALT

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Step Inside

Key Features

- FABULOUS LOCATION IN THE HEART OF ST IVES
- SPACIOUS 2 BED 2 BATHROOM GROUND FLOOR PROPERTY
- STYLISH LIVING DINING ROOM WITH FEATURE GAS FIRE
- COOKS KITCHEN
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN
- LEASEHOLD APPROX 971YRS REMAINING EPC C COUNCIL TAX BAND B

Main Particulars

A very welcoming and stylish 2 bedroom ground floor property with beautiful features. Currently, a charming home that would equally make a fantastic holiday let or sensational second home. Saltwater is located in Fish Street, in the heart of St Ives, a short walk to the harbour, the famous Sloop Inn, shops, galleries, and restaurants.

The tastefully styled exterior has double doors which open into a very useful porch, further double doors open into the open living dining room which has a slate floor, ambient heating & a gas 'stove' style feature fireplace, there is a fabulous cooks kitchen and two double bedrooms both with ensuite shower rooms.

The comfort and warmth of this lovely property needs to be seen to fully appreciate all it has to offer. With its wonderful location and no onward chain this is an opportunity not to be missed. Early viewing is highly recommended.

THE PROPERTY

Saltwater has an attractive painted timber exterior with a slate paved recessed area ideal for a bench, to watch the world go by, or pot plants. There are double doors, one wood the other opaque glazed which open into the

PORCH 1.67m x 1.19M

Cupboards housing the wall mounted Worcester gas central heating boiler. Downlighters. Slate floor. Step up to double doors, one wood the other clear glazed, opening into the

LIVING/DINING ROOM 5.84m x 3.53m

This is a lovely inviting room. Wood double-glazed windows to the front aspect, looking onto Fish Street, with fitted shutters. Skirting board heating, the current owner informs us, that this gives an even ambient heat distribution and is economical and efficient to run. Slate floor. Gas 'stove' style feature heater. Downlighters. Roomstat. Smoke detector.

Step up to the

KITCHEN 4.65m max x 3.71m max (narrowing to 2.94m x 1.7m)

This has the feeling of a proper cooks kitchen with a range of stylish base and eye-level shaker-style units with ample worktop surfaces over, drawers, and a carousel unit. A Rangemaster stainless steel 5 burner + Wok burner hob with stainless steel splashback, double ovens under, and a Rangemaster extractor hood over. Stainless steel bowl and a half sink with drainer and tiled splashback. Wine rack. Built-in dishwasher. Downlighters. Slate floor.

A nice tidy solution for the washing is provided in the form of a built-in area for the washing machine and tumble drier with shelves and a larder cupboard to one side.

From the living room a door opens into

BEDROOM 1 2.6m x 3.8m

This room has a wonderful boutique hotel ambience.

Wood double-glazed window to the front aspect looking out to Fish Street with a slate cill and fitted shutters. Built-in wardrobe with sliding mirror doors, hanging rail, and a shelf over. Slate floor. Skirting board heating. Smoke detector. Downlighters.

ENSUITE SHOWER ROOM

Curved glass sliding door shower enclosure with mains drench shower head and handheld attachment. Pedestal wash hand basin. Shaver socket. Close-coupled WC. Stainless steel heated towel rail. Fully ceramic tiled with slate tiled floor. Downlighters. Extractor.

From the kitchen, a door opens into

BEDROOM 2 3.64m x 3.81

Wood double-glazed window to the rear aspect with a slate cill and fitted shutters. Built-in wardrobe with sliding mirror doors, hanging rail, and shelves. Slate floor. Skirting board heating. Smoke detector. Downlighters.

ENSUITE SHOWER ROOM

Curved glass sliding door shower enclosure with mains drench shower head and handheld attachment. Pedestal wash hand basin. Shaver socket. Close-coupled WC. Stainless steel heated towel rail. Fully ceramic tiled with slate tiled floor. Downlighters. Extractor

AGENTS NOTES

Lease information

999years from 1/7/1998 £25 per year ground rent £500 approx. maintenance charge per year including buildings insurance

Council Tax Band: B

Tenure: Leasehold

Lease Years Remaining: 971

Ground Rent: £25.00 per year

Service Charge: £500.00 per year

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.





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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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