



Type: **Flat**

Location: **St. Marys**

Price: **£335,000**

Bedrooms: **1**

A SPACIOUS SOUTH-FACING GROUND FLOOR APARTMENT, CONVENIENTLY SITUATED ON THE LEVEL IN A QUIET LOCATION CLOSE TO PORTHCRESSA BEACH AND THE TOWN CENTRE. ALL ROOMS ARE A VERY GENEROUS SIZE, AND IT ALSO HAS THE BENEFIT OF A SUNNY DECKED TERRACE AND A PRIVATE REAR YARD. AN IDEAL HOLIDAY LET OR MAIN RESIDENCE.

The accommodation comprises reception hall, lounge, kitchen / breakfast room, double bedroom, bathroom and utility room. Walled yard to the rear. Small decked patio garden to the front.

To view a walk-through video please [click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Sea Winds is conveniently situated on Little Porth, within a stone's throw of the popular Porthcressa beach and close to the shops, restaurants Post Office and many other amenities that Hugh Town offers. The property is offered for sale in fair order throughout and has the benefit of recently installed modern electric radiators, uPVC double glazed windows to the front elevation and hardwood double glazed units to the rear.

Subject to the necessary consents, the property could be extended or re-modelled into a two bedroom apartment if desired.

Viewing highly recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

Approached from Little Porth, a gated path leads to a uPVC half-glazed door opening into:

COMMUNAL ENTRANCE PORCH, serving Seawinds and the upper flat, "Sea Nymph". Doorway to:

INNER VESTIBULE. Door to upper flat. Half-glazed multipaned door with glazed side panel opening into:

RECEPTION HALL, fitted with wood laminate flooring. Understairs cupboard. Smoke detector. Doors to:

LOUNGE 3.91m x 3.68m average

uPVC window overlooking front garden. Fireplace with tiled hearth and mantle – currently unused. Shelved alcove. Electric radiator. Four power points. TV socket. Coved ceiling.

KITCHEN / BREAKFAST ROOM 3.91m x 3.05m

Fitted with an ample range of wall and base units having wood door and drawer fronts, with co-ordinating laminate worksurfaces and acrylic splashbacks. Double drainer stainless steel sink unit. Space and plumbing for dishwasher and washing machine. Space for slot-in electric cooker. Four power points, cooker point and Telecom socket. Hardwood double glazed window overlooking rear yard. Wood laminate flooring.

SHOWER ROOM 2.07m x 1.89m

Having slate-effect vinyl floor covering, and fitted with a white suite comprising pedestal basin, close-coupled wc and corner shower cubicle with electric shower unit. Fully tiled walls. Heated towel rail. Airing cupboard housing lagged "Fortic" hot water cylinder with timed immersion heater and having slatted linen shelving beneath.

UTILITY ROOM 10'7" x 5'7" (3.23m x 1.70m)

A light & bright room having a transparent polycarbonate roof. Coat hanging space. Stable door to rear yard. Subject to the necessary consents, we would suggest that the utility room could be converted into a galley kitchen and the existing kitchen/breakfast room converted into a second double bedroom.

BEDROOM 4.30m average x 3.48m

Range of built-in wardrobes along one entire wall, having blanket cupboards above and central chest of drawers/dressing table unit. Four power points. uPVC double glazed window overlooking front garden.

OUTSIDE

The front entrance is shared with the upper flat, each property having its own private area of garden. Seawinds' patio has a decked finish, with integral bench seat along the front wall.

To the rear is a private yard, having covered refuse bin storage. Hardwood gate to road behind.

SERVICES

We understand that mains electricity, water and sewerage are connected to the property.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

The property is designated under Band "D" for Council Tax purposes, producing an annual charge of £1,857.35 for the 2024/2025 year before the application of any discounts/reductions which take into account individual circumstances.

In addition, water and sewerage are provided by South West Water.

TENURE

We understand the freehold of the entire property is jointly owned by the ground and first floor apartments. Seawinds is in turn held under a 999-year lease, at a peppercorn rental, with maintenance of the roof and structure shared equally between Sea Winds and the flat above.

ENERGY PERFORMANCE

Band "E". The full report can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/1900-2481-0922-8322-3643>

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.







Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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