

Clipper Cove Castle Drive, Praa Sands, TR20 9TP

£415,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

Clipper Cove Castle Drive

- PANORAMIC SEA VIEWS TOWARDS RINSEY HEAD AND THE LIZARD PENINSULA
- CURVED BALCONY WITH STUNNING COASTAL VIEWS
- OPEN-PLAN LIVING SPACE WITH FLOOR-TO-CEILING WINDOWS
- TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE
- CONTEMPORARY KITCHEN WITH SOLID WOOD WORKTOPS
- WATER & UNDERFLOOR HEATING COSTS INC IN SERVICE CHARGE
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX D
- EPC B86

Enviably located within an exceptional coastal development, this beautifully presented two bedroom second floor apartment commands panoramic sea views sweeping across from Praa Sands towards Rinsey Head and the Lizard Peninsula beyond.

At its' heart is a fabulous bright and vibrant open plan living space, with striking engineered oak flooring and floor to ceiling windows which invite natural light in and frame an ever changing seascape. French doors open invitingly onto a curved balcony, enabling the fresh sea breeze to drift in, whilst providing the perfect place to linger over morning coffee or evening drinks towards sunset.

The contemporary kitchen is delightfully appointed, with sleek high gloss cabinetry, warm solid wood worktops and a curved breakfast bar from which to enjoy the coastal backdrop.

Both bedrooms are comfortable doubles, with the master bedroom complemented by a stylish well appointed fitted en suite shower room, while the family bathroom is equally impressive, featuring a 'P' shaped bath with thermostatic shower over, a designer chrome towel rail and the same attention to detail in its tiling and finish.

A lift and level side access path ensure the development is accessible to all.

Practicalities are catered for with a versatile utility room, allocated secure storage area for beach attire and surfboards and a wet suit washing & open drying facility for those who embrace the surf and sea.

Water and underfloor heating costs are included in the annual service charge, making this a truly energy efficient, affordable and relaxed low maintenance coastal retreat for permanent living or a holiday home.

The accommodation in brief comprises an entrance hall, an open plan kitchen/dining room/lounge, a utility room, a family bathroom and two bedrooms (master en-suite). The property benefits from an allocated parking space, a secure storage area, double glazing and underfloor heating courtesy of a communal ground source heat pump.







Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including a wide range of major stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY 15'9" in length (4.80m in length)
With engineered oak flooring, secure entry system, cupboard with electric consumer unit and coat hanging rail. Doors off to bathroom, both bedrooms and

OPEN PLAN KITCHEN / DINING ROOM / LOUNGE 22'8" x 20' inc cupboard (6.91m x 6.10m inc cupboard)
A magnificent light and vibrant open plan living space enjoying a stunning sunny outlook and enviable sea views. With stylish engineered oak flooring, tasteful lighting and large floor to ceiling windows enabling natural light to flood in. French doors open out onto a curved decked balcony. - a perfect place in which to sit out, relax and enjoy the marine vistas on offer.

KITCHEN AREA
A beautifully appointed contemporary fitted kitchen with attractive solid wood working top surfaces incorporating a stainless steel one and a half bowl sink with drainer and Swan's neck mixer tap over and a NEFF electric induction hob with NEFF chimney style hood over.

There are a pleasing range of high gloss cupboards and drawers with matching wall units and a bespoke display unit with roller shutter. Integrated appliances include a NEFF dishwasher, NEFF electric oven and two fridges. There is a spotlighting arrangement, attractive tiled splash-backs and a curved breakfast bar with a fine outlook.

There is a cupboard housing the 'Renovent HR' mechanical ventilation heat recovery (MVHR) system which provides fresh filtered air whilst recovering heat from outgoing air.

UTILITY ROOM 7'4" x 3'9" (2.24m x 1.14m)
A particularly useful and practical space with solid working top surfaces with spaces for a washing machine under and tumble dryer over, an integrated freezer and useful storage shelves. Engineered oak flooring.

BEDROOM ONE (EN SUITE) 12'9" x 11'1" max measurement (3.89m x 3.38m max measurement)
A well appointed double bedroom with engineered oak flooring, window to rear aspect and door to

EN SUITE
Nicely appointed with tiled walls, a low level corner w.c, corner pedestal wash hand basin and a tiled shower cubicle with an electric shower. There is a shaving point/light, an extractor and tiling to the floor with a bespoke pattern.

BEDROOM TWO 14'8" x 10'9" max measurement (4.47m x 3.28m max measurement)
Spacious double bedroom with engineered oak flooring and a window to the rear aspect.

BATHROOM

Well appointed with a white fitted suite comprising a low-level w.c, pedestal wash handbasin and a 'P' shaped open ended bath with curved shower screen and thermostatic shower over. The suite is complemented by tiling to the walls, shaving point/ light, extractor, designer chrome towel rail, tiling to the floor with bespoke pattern and a recessed display shelf.

OUTSIDE

A driveway leads into the residents parking area which is neatly bordered by a well maintained wall with hedging providing a degree of privacy. Steps lead down to the communal entrance door which has a secure entry system and leads into a lobby with allocated post boxes and a lift which, together with the level side access path , ensures that anyone with mobility issues is able to access the apartment and development generally. On the lower ground floor is an allocated secure storage area for the apartment. whilst adjacent is a useful wet suit washing/drying area and well maintained communal grounds (largely stone chipped) and a drying area. Recycling/refuse store.

SERVICES

Mains electricity & water. All water & underfloor heating costs are included in the annual service charge. Two ground source heat pumps (communal) in the basement area. Private drainage.

AGENTS NOTE ONE

The property is Leasehold and benefits from a 999 year Lease granted on 1st January 2006.

AGENTS NOTE TWO

The annual service charge is currently £3633 and includes all water & underfloor heating costs, together with buildings insurance and the maintenance, servicing and upkeep of the development.

AGENTS NOTE THREE

The building (twelve apartments) is owned and managed by Clipper Cove Management Company Ltd with each apartment owner having an equal share in the company and the opportunity to serve as a Director of the same, if nominated

AGENTS NOTE FOUR

We are advised that the residence is compatible with full fibre broadband.

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

WHAT3WORDS

plotted.leaky.sunblock

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

13th October 2026.







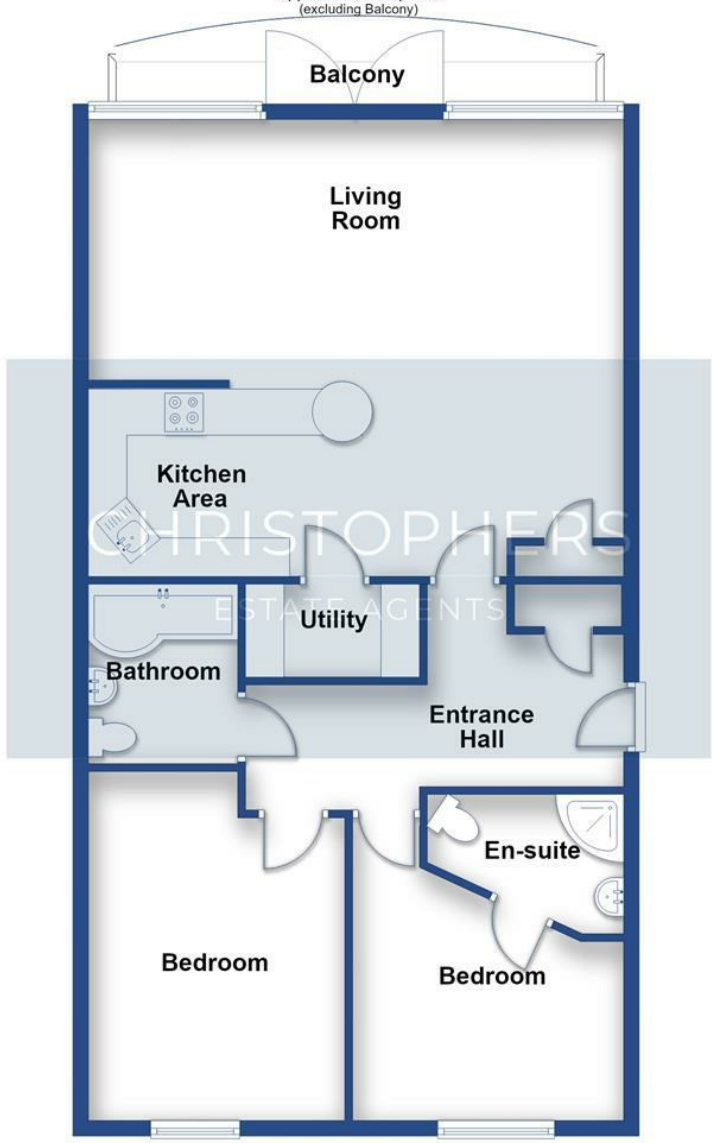






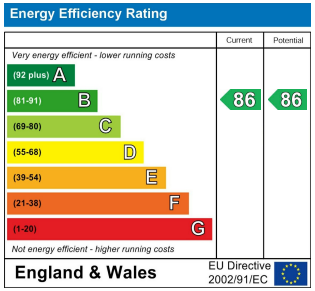
First Floor Flat

Approx. 981.7 sq. feet
(excluding Balcony)



Total area: approx. 981.7 sq. feet

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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