



Portbigham The Quay, West Looe

Guide Price £175,000

PARKES & PEARN

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A beautifully refurbished ground-floor apartment set within the heart of picturesque Looe, offering stylish and characterful accommodation with a contemporary finish throughout. Enjoying access to attractive communal gardens with stunning views across the harbour, town and out to sea, this one-bedroom home is perfectly placed for those seeking a coastal retreat, investment opportunity or low-maintenance permanent residence just moments from the vibrant waterfront.

THE PROPERTY

Portbiggam is a thoughtfully renovated ground floor apartment that combines modern finishes with charming period character. Entering the property, you are welcomed into a spacious lounge/dining room where exposed timber flooring, a contemporary wood-burning stove and large window create a light and inviting living space.

The adjoining kitchen has been recently fitted with attractive shaker-style units, timber work surfaces, a Belfast sink and eye-catching patterned splashbacks, providing both practicality and style. The accommodation continues with a comfortable double bedroom featuring bespoke character detailing and a modern en-suite shower room finished with complementary coastal-inspired tones and quality fittings.

Having undergone extensive refurbishment, including the installation of underfloor heating in the kitchen and bedroom, the apartment offers a turnkey opportunity with a unique blend of contemporary living and individual design features throughout.

THE OUTSIDE

Residents benefit from access to wonderfully positioned communal gardens and seating areas, providing a fantastic space to relax and unwind whilst taking in the spectacular surroundings.

The elevated position enjoys far-reaching views across Looe's bustling harbour, the historic town and out towards the sea beyond. A generous decked terrace and landscaped communal grounds create an enviable outdoor setting rarely found so close to the waterfront.

THE LOCATION

Situated on The Quay, one of Looe's most desirable and recognisable locations, the property is perfectly positioned to enjoy everything this popular Cornish fishing town has to offer.

Council Tax band: A

Tenure: Leasehold

EPG 5 Efficiency Rating 5





A short stroll leads to a wonderful selection of independent shops, cafés, restaurants, pubs and the picturesque harbour front. Looe's sandy beach, coastal walks and railway station are all within easy reach, making the property an ideal base for exploring the stunning South Cornish coastline whilst enjoying the convenience of town-centre living.

FAQs

Tenure – Share of Freehold, split between 5 apartments

Lease length – Currently approx. 70 years. Subject to negotiations, the seller is happy to extend this to 999 years.

Service charge – £500 per annum

Seller's Position – Chain Free

Services – Mains electric, water and drainage.

Use - Although the property can be used as a second residence or long term rental they are not allowed to be let out for holiday use such as airbnb.

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 per party (including VAT) is charged to cover the cost.

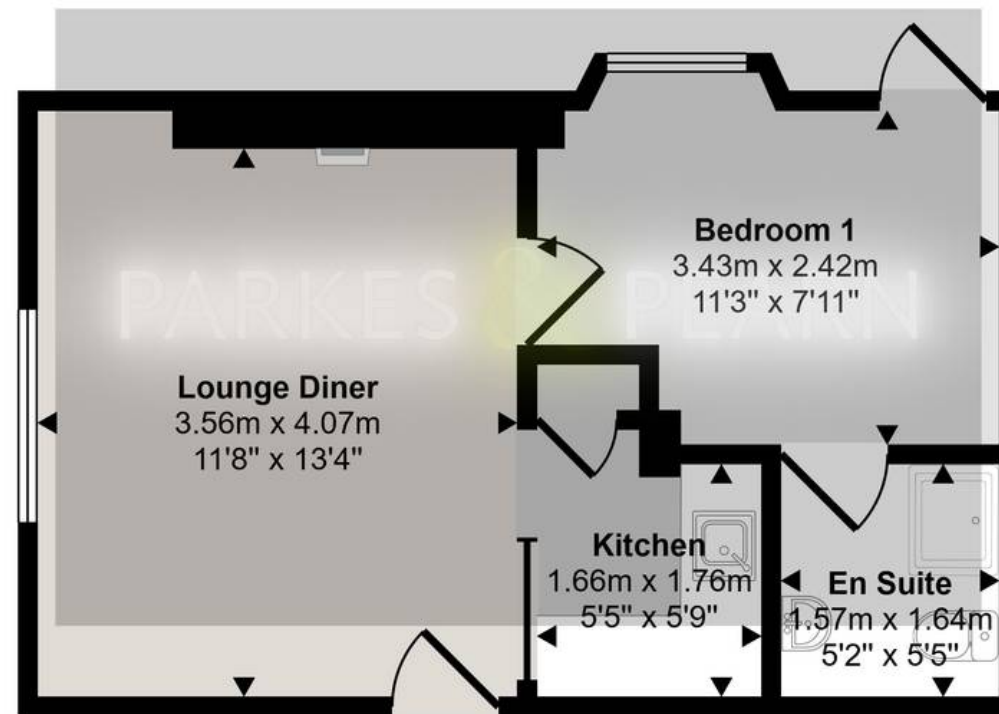
We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

DIRECTIONS

Postcode – PL13 2BU

what3words - ///attention.optimally.flushes

Approx Gross Internal Area
31 sq m / 332 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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