



TIDELINES

PENTIRE / NEWQUAY



Tidelines is a collection of luxury coastal properties, comprising eight two-bedroomed apartments and one three-bedroomed penthouse on Pentire Avenue, overlooking Fistral Beach.

Each home at Tidelines is just a short stroll from the Atlantic Ocean, with a number of coastal walks, beaches, and opportunities for surfing moments from the front door.



TIDELINES



LOCATION

The apartments are positioned on Newquay's Pentire Headland, making it the perfect location for water sport enthusiasts with easy access to Fistral Beach and the River Gannel.

Award-winning restaurants and a golf course are also nearby. It is the ideal place to enjoy a truly Cornish coastal lifestyle.

● Tidelines

Pentire Avenue, Newquay, TR7 1PA







NEWQUAY

Newquay is one of the most sought after destinations in the UK. Located on the north Cornish coast, the town is perched on cliffs overlooking the Atlantic Ocean with miles of glorious golden sandy beaches.

It is a hub for Cornish culture and adventure - whether it's surfing at Fistral Beach, stand up paddle boarding on the River Gannel, strolling through Trenance Gardens by the lake, or sitting in Rick Stein's restaurant eating fish and chips whilst watching the sun set - there's plenty for everyone to enjoy.

The town has everything you need for that laid-back Cornish lifestyle you've always dreamed of, from cosy coffee hangouts, to independent shops and trendy bars. There are also plenty of family days out, with a zoo and aquarium centrally located within the town.



BASEMENT PARKING



 Bin Store

 Surf Store

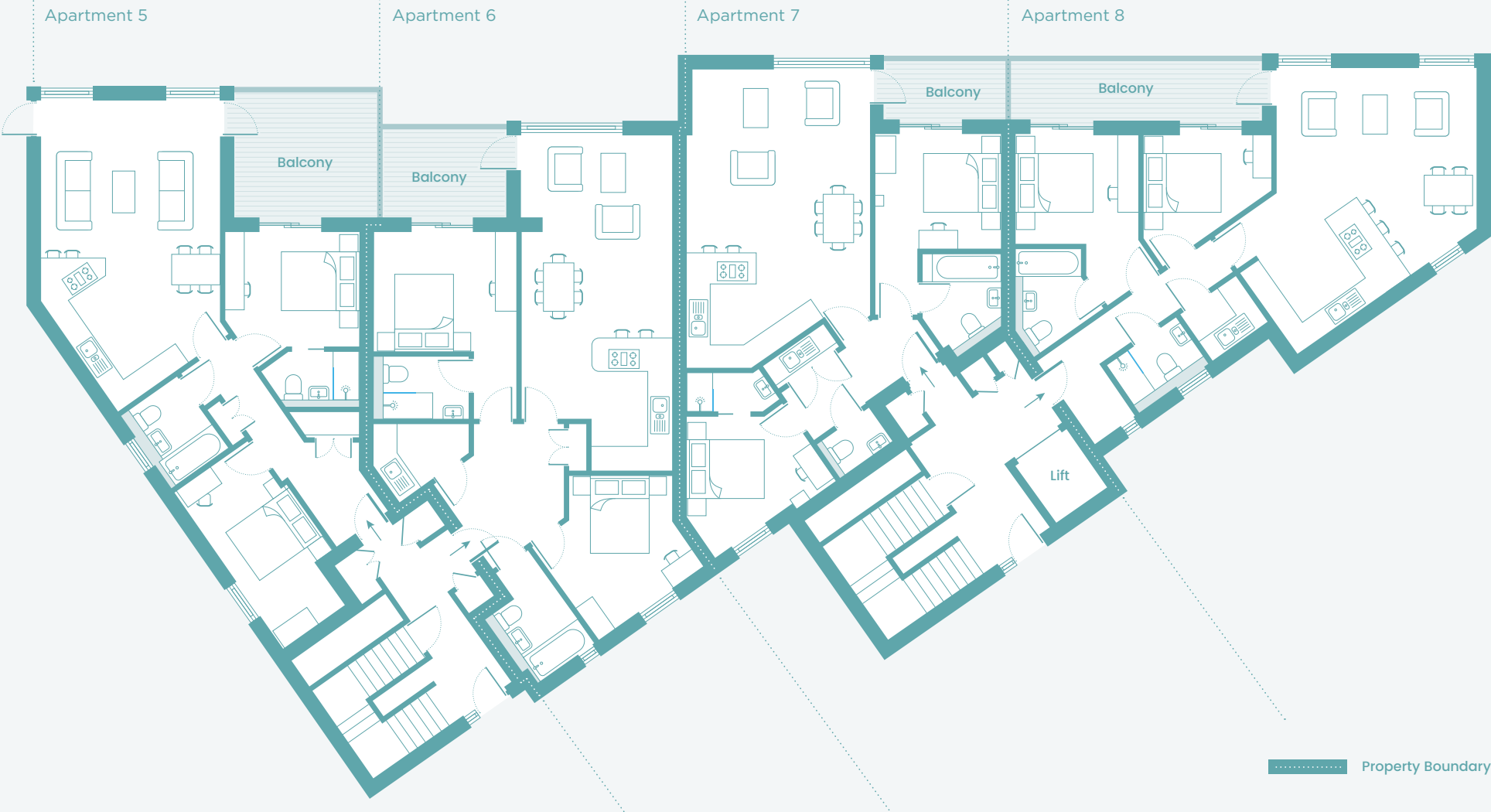
 Penthouse Surf Store

 Surf Washdown Area

GROUND FLOOR



FIRST FLOOR



GROUND & FIRST FLOOR

Apartment 1 / Apartment 5

Living, Dining & Kitchen	4.65 x 8.10m
Bedroom 1	3.50 x 2.95m
En-suite	2.50 x 1.25m
Bedroom 2	5.00 x 2.50m
Bathroom	2.30 x 1.85m

Apartment 3 / Apartment 7

Living, Dining & Kitchen	4.55 x 7.75m
Bedroom 1	3.25 x 2.95m
En-suite	2.00 x 2.55m
Bedroom 2	3.90 x 3.60m
Bathroom	2.40 x 1.00m

Apartment 2 / Apartment 6

Living, Dining & Kitchen	3.90 x 8.70m
Bedroom 1	3.70 x 3.10m
En-suite	2.20 x 1.60m
Bedroom 2	3.60 x 4.25m
Bathroom	2.00 x 2.95m
Utility	2.45 x 2.00m

Apartment 4 / Apartment 8

Living, Dining & Kitchen	5.15 x 7.35m
Bedroom 1	3.20 x 2.85m
En-suite	1.70 x 2.80m
Bedroom 2	3.35 x 3.40m
Bathroom	2.20 x 1.45m
Utility	1.80 x 1.45m

PENTHOUSE



Penthouse

Living, Dining & Kitchen	9.95 x 7.30m
Bedroom 1	3.85 x 4.95m
En-suite	2.80 x 2.25m
Dressing Room	1.65 x 2.25m
Bedroom 2	3.40 x 3.25m
En-suite	1.60 x 2.35m
Bedroom 3	3.35 x 3.25m
Bathroom	2.20 x 2.75m
Utility	1.60 x 3.75m



INTERIORS

Stylish, luxurious & practical

Kitchen & Utility

- Quality handleless kitchens in a choice of colours
- Marble effect worktops with upstand and splash back
- Under-mounted stainless steel sink with boil-water tap
- Stainless steel electric fan oven, built-in microwave and induction hob
- Integrated fridge freezer and dishwasher
- Ceiling mounted extractor
- Wine cooler
- Utility area with fitted washing machine and dryer, worktop and storage cupboard

Flooring & Finishes

- Wide plank engineered oak flooring in living areas and hallways
- 100% wool carpets in bedrooms
- Contemporary hand painted internal doors with brushed stainless steel furniture
- Oversized front doors
- Powder coated aluminium windows

Heating & Electrical Systems

- Remote access underfloor heating in all areas with digital thermostats
- Highly efficient gas combi boiler
- Dimmable LED downlights in all areas

- Contemporary metal finish sockets and switches
- Mains operated smoke alarms
- Marine grade stainless steel exterior lighting

Living area & Bedrooms

- Recessed celing detail with power supply to accommodate curtains and blinds

Bathroom & En-suite

- Fully tiled bathrooms and en-suites with contrasting tiled floors
- Contemporary sanitary ware in white
- Chrome taps, rainforest shower heads
- Glass bath and shower screens
- Heated electric towel rails
- Inset mirror and shelving

Audio & Visual

- Telephone and data points in reception room and all bedrooms
- TV and satellite wiring to include Sky Plus and Sky Q
- Penthouse features ceiling speakers in living area, kitchen, and master bedroom
- Individual secure entry system to each apartment

Balconies

- Frameless glass balustrades
- High quality composite decking

Parking & Communal Areas

- Allocated parking – one space per apartment, two for the penthouse
- Additional parking spaces available at extra cost
- Passenger lift to all floors
- Secure electric gate to parking area
- External power sockets in parking area
- Electric vehicle charging points
- Individual secure surf stores
- Surf wash-down facility
- Exterior taps
- Full lighting in parking areas

General

- 10 year LABC Warranty
- 999 year lease term
- £300 per annum ground rent

Service charges - please refer to separate information sheet giving details of services provided and likely annual costs

VIEWINGS & RESERVATIONS



To arrange a viewing and find out more information, please contact sales agent Lillicrap Chilcott on 01872 273473, or email sales@lillicrap.com.



To reserve your new home at Tidelines, Pentire, we require a deposit of £5,000.

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