

**OCEAN HOUSE**

CARLYON BAY



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# STYLISH COASTAL LIVING

Waking in the morning to beautiful sunshine and panoramic sea views is what **dreams** are made of, but at Ocean House those dreams can become **reality**.



Ocean House



Carlyon Bay

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# WELCOME TO OCEAN HOUSE ON CARLYON BAY

There comes a time in everyone's life when you begin to think about new aspirations - a desire to pursue your passions, or simply relax and enjoy more of what life has to offer. What better place to live the high life than Carlyon Bay.

Ocean House is a truly spectacular development of 32 luxurious two bedroom apartments, situated on the southern coast of Cornwall and offering breathtaking views of Carlyon Bay.



Fowey

# ENVIABLE LOCATION

Enjoy life in a tranquil setting of outstanding beauty on the Cornish coast. Nearby Charlestown is an example of a late Georgian working port where you'll find quaint local houses and bistro restaurants, and has been the chosen location of many film and television programmes.

The historic harbour town of Fowey with its narrow streets is also within easy reach of Ocean House. Home to many boutique shops, cafes, restaurants and amenities, this characterful Cornish town is just twenty minutes drive from Ocean House.



Carlyon Bay



Charlestown



Lobby area



Sea view balconies

# STYLISH INTERIORS

Our collection of large two-bedroom apartments have been designed with attention to quality, longevity and aesthetics, to ensure stylish easy living.

The large living areas and modern open-plan kitchens provide light and space, whilst the high-specification en-suite bathrooms and shower rooms are contemporary and easy to maintain.



Main entrance



Communal roof top terrace

# INTELLIGENT MODERN DESIGN

Design is more than the surface detail; it's about how you live. It can make life simpler, safer, streamlined. In a word: better.

Each of our apartments are intelligently designed to maximise your living space, to make the most of natural light, and to include the kind of practical, well thought out features that you'll love.



Our apartments feature private outdoor spaces, modern luxurious bathrooms, kitchens and high quality units and appliances, alongside underfloor heating, plenty of glass finishing and smart storage solutions. That is why quality of finish and high specification is at the forefront of what we offer.



# CONTEMPORARY SPECIFICATION

Ocean House offers genuine quality, where intelligent use of space meets stylish interior design. We deliver exactly the space you need in just the kind of setting you aspire to.

## General

- Aluminium clad windows
- Triple glazing to sliding doors
- Ceramic tiled balconies
- Fitted wardrobe to all bedrooms
- Telephone/broadband and television point in living room and bedrooms
- Sky/Sky+/Sky Q connection point in living room and bedroom
- Allocated parking
- NHBC 10 year warranty, 999 year lease

## Kitchen

- Fitted kitchen with integrated Neff appliances; dishwasher, fridge/freezer, built-in fan oven, ceramic hob, cooker hood and fitted microwave
- Kitchens by Symphony
- Beautiful and durable work surfaces
- Integrated washer dryer
- Integrated wine cooler\*
- Fitted with the revolutionary boiling water tap for instant hot water\*

## Shower rooms

- Ensuite half tiled bathroom
- Tiled shower room with thermostatically controlled shower and cubicle
- Ideal Standard sanitary ware with quality taps
- Full wall mirror over sinks

## Heating and finishes

- Underfloor heating
- Neutral decor
- Internal doors in a modern walnut finish with contemporary door furniture

## Safety and security

- Video door entry to apartments
- Smoke detector and intruder alarm

\*Apartments 23, 24, 26, 28, 29, 30, 31, 32 and 33 have upgraded kitchen fixtures and fittings.

This specification is for guidance only, some items may vary. Please check with the Sales Executive for further details. Image indicative only.



## PEACE OF MIND

We understand that your safety and wellbeing is paramount. That's why Ocean House benefits from a high level of security, including camera door entry and a fully-monitored alarm and fire detection system.

This means you can simply lock up and leave whenever you choose, whether you're popping out for a coffee or heading off on a six-week cruise. Rest assured that your property and your possessions will be secure.



It's simple. When you spend less time looking after your property, you're free to spend more time living your life. Every apartment at Ocean House is deliberately designed to be easy and cost effective to run.

All routine maintenance to the building and grounds is covered by an annual service charge; which pays for window cleaning, gardening and the general upkeep of the outside of the development and communal areas. leaving you to enjoy a virtually maintenance free lifestyle.





The Carlyon Bay Hotel

# GETTING OUT & ABOUT COULDN'T BE EASIER

Ocean House is located on the desirable Sea Road, and as such benefits from the lifestyle that comes with it. Private roads flank the development, yet you are far from isolated and still in easy reach of all local amenities.

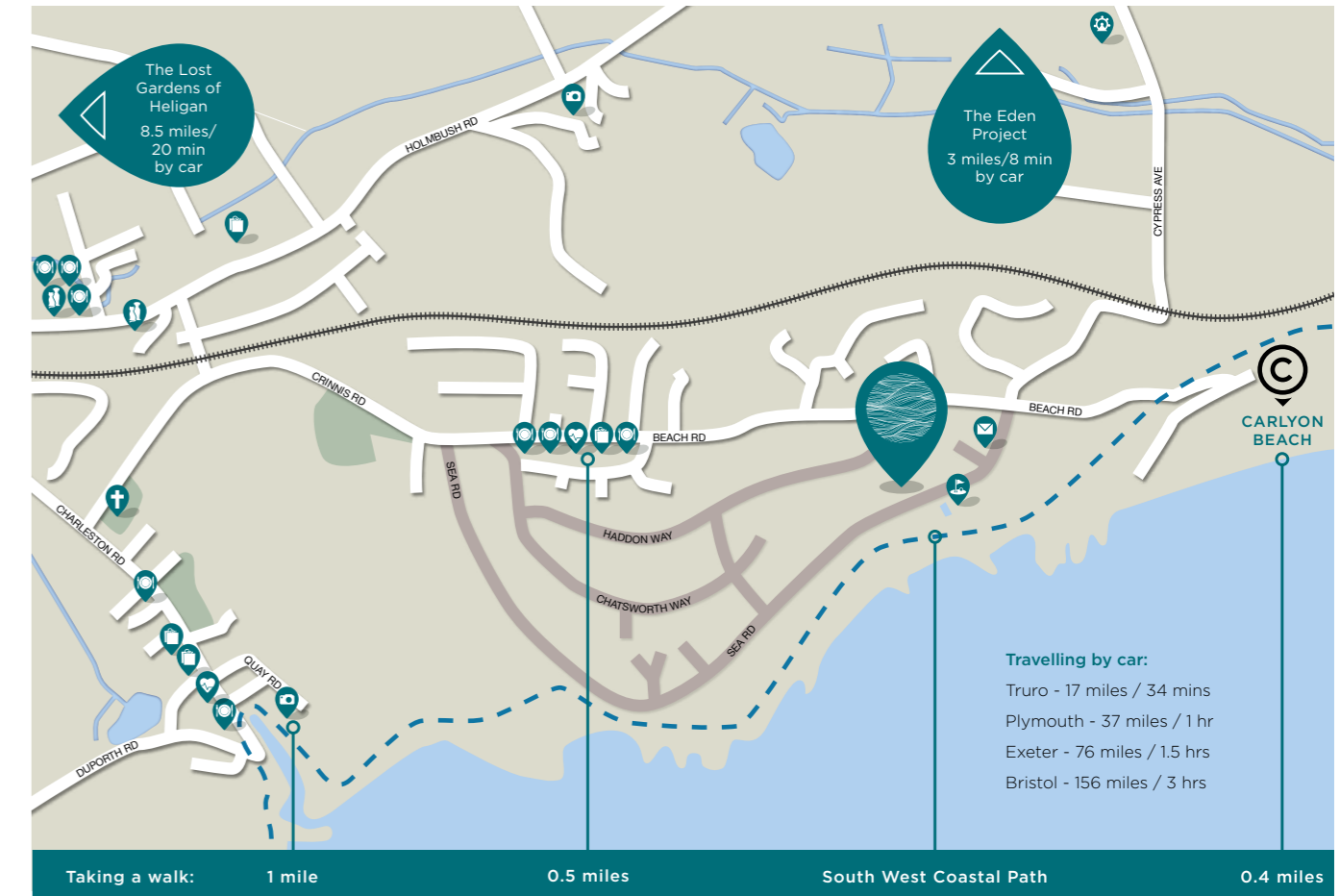
Everything from independent village shops selling arts and crafts, to Middle Eastern restaurants and Yoga retreats can be found nearby, while the charming late Georgian working port of Charlestown is just a short and lovely walk along the South West Coastal Path.

Neighbouring Ocean House is the 4\* Carlyon Bay Hotel with its array of fantastic facilities including a gym, spa and tennis courts as well as a breathtaking cliff-top golf course overlooking the bay.

Food lovers will be pleased to discover that the hotel is home to a fine dining restaurant, relaxed brasserie and a terrace lounge where you can enjoy afternoon tea with a view.

## Map Key

-  Post Box
-  Church
-  Shops
-  Pet Centre/Vets
-  Health/Wellbeing
-  Attractions
-  Children's Amusement Park
-  Carlyon Bay Hotel & Golf Club
-  South West Coastal Path
-  Residents Only - Private Roads/Access



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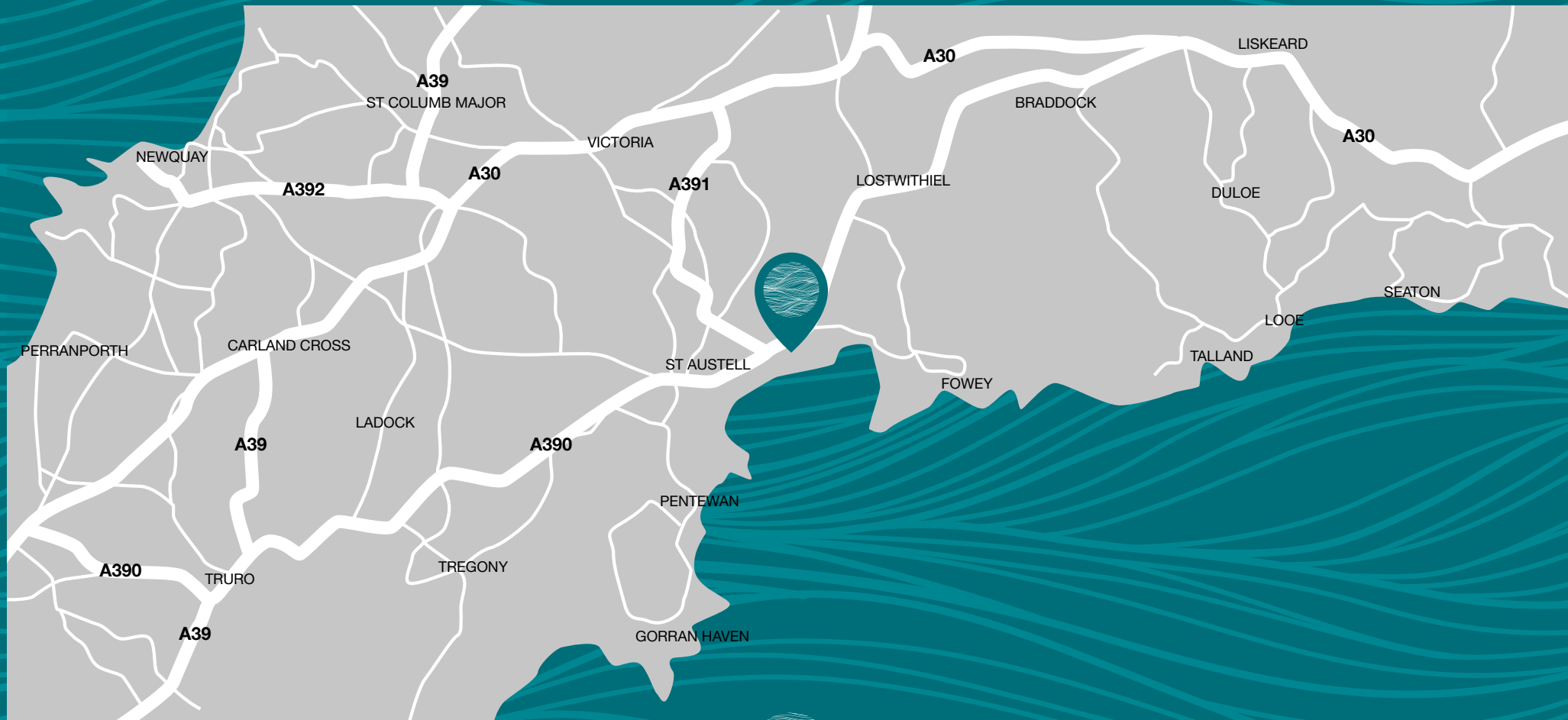
# EXPERIENCE THE LIFESTYLE

Sometimes you just need to see something to believe it. That's why we'd love to invite you to take a tour of Ocean House and enjoy the views from our collection of ocean-facing apartments.

Why not book a stay in our Lifestyle Apartment to get a true taste for coastal living and experience the quality of our apartments for yourself.

**Call 01726 817109 to book your visit to Ocean House.**





## OCEAN HOUSE CARLYON BAY

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