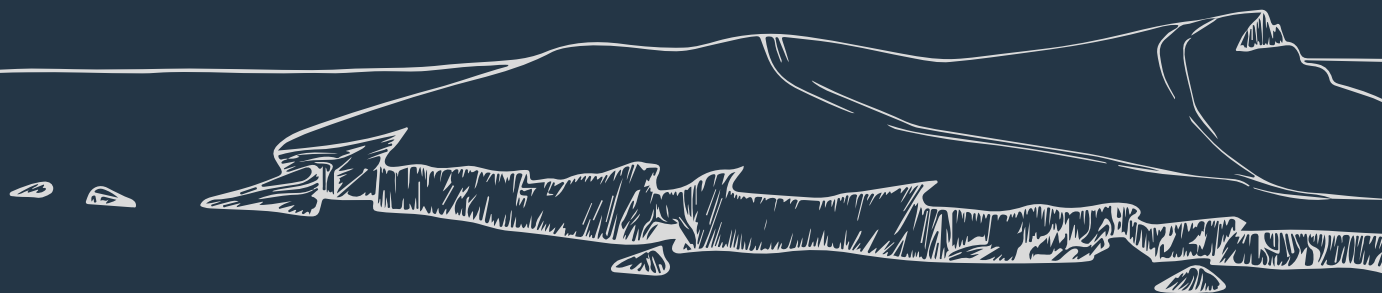


LONGSHORE

PORTH



50.42410°N, -5.05488°W

LONGSHORE PORTH, NEWQUAY, TR7 3FX

With sea views, luxe interiors and unrivalled location, Longshore offers the very best in contemporary coastal living.

A collection of 10 four bedroom homes in a private new build development overlooking Porth Beach, each house is beautifully appointed with luxury finishes and built with meticulous attention to detail.





LONGSHORE



LONGSHORE



LONGSHORE

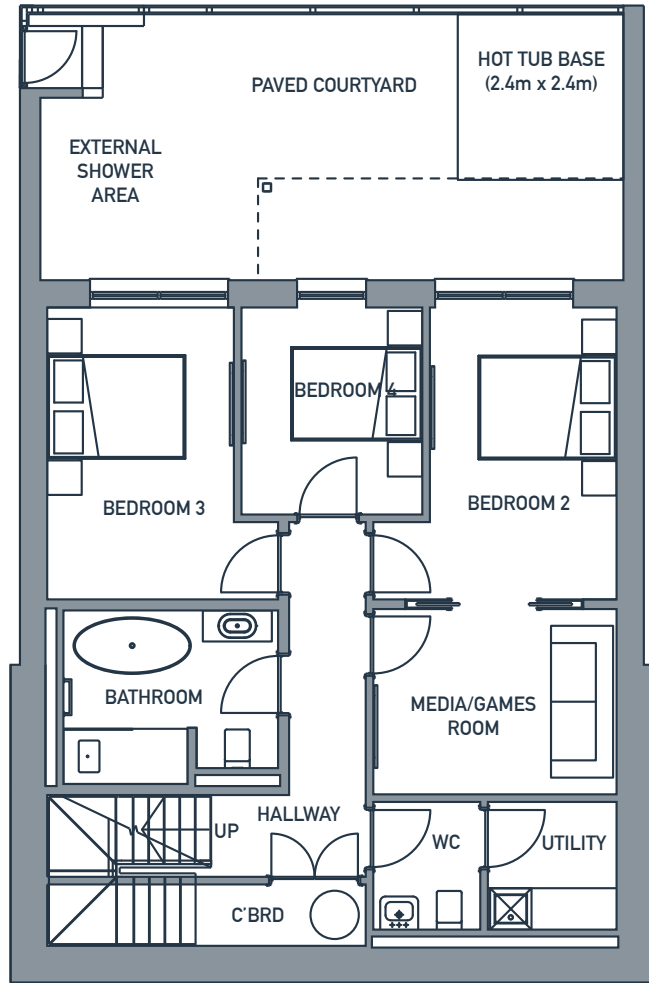


LONGSHORE

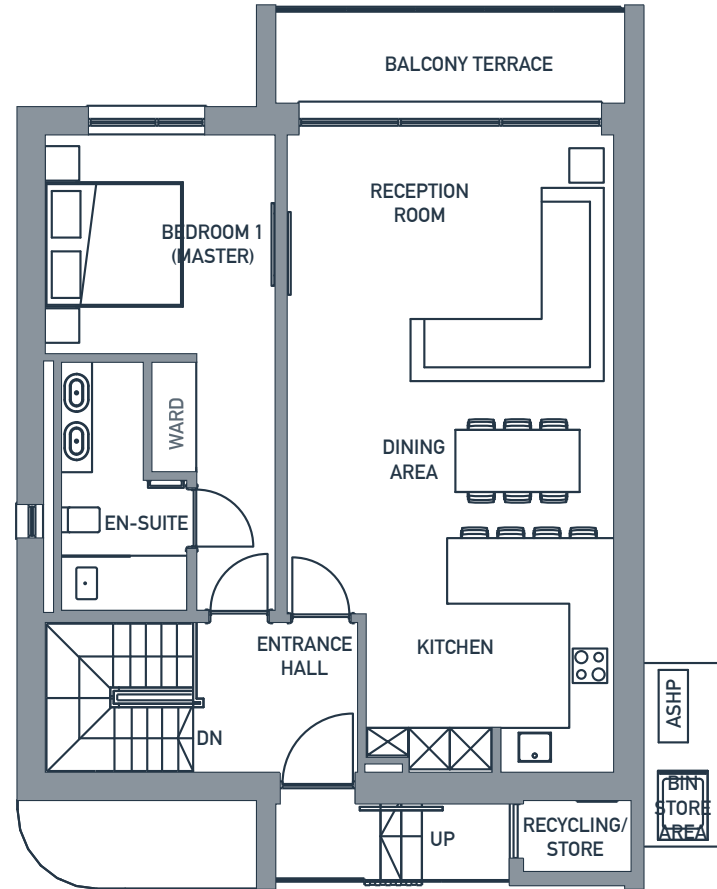


LONGSHORE

HOUSE 1, 2, 5 & 6

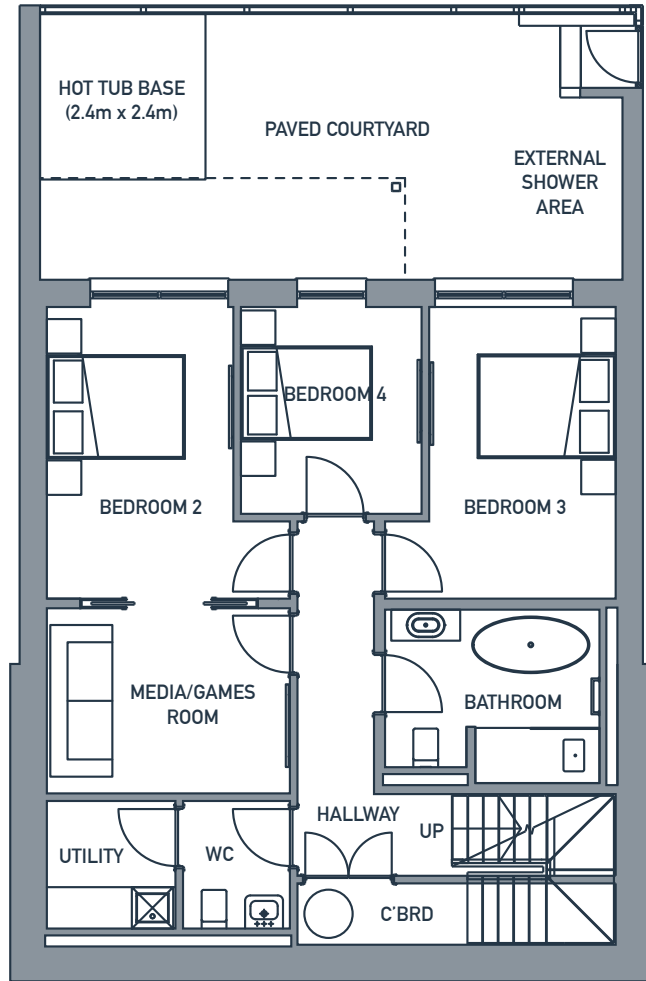


GROUND FLOOR

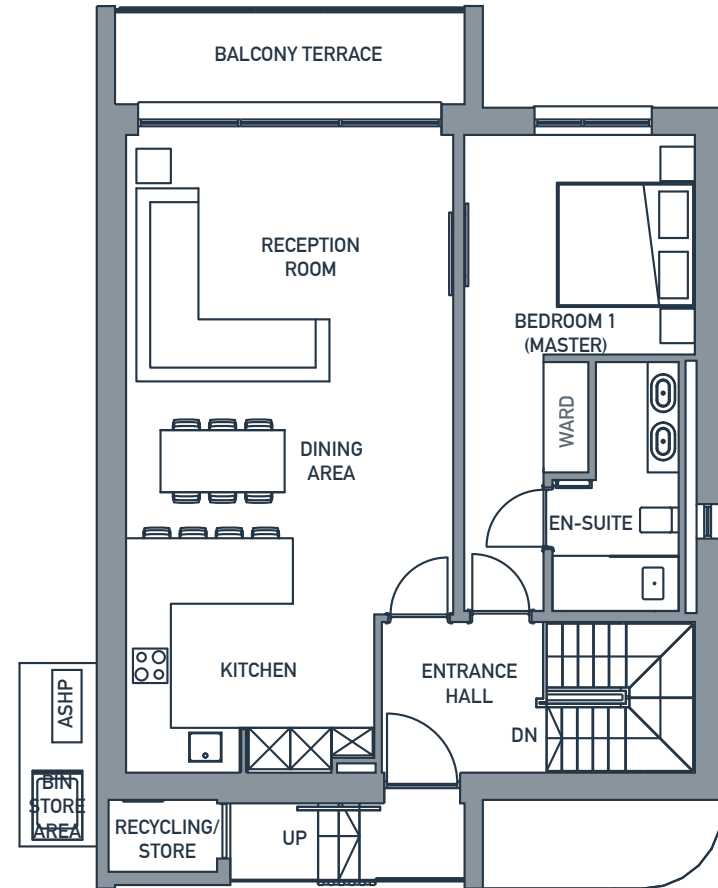


FIRST FLOOR

HOUSE 3 & 4

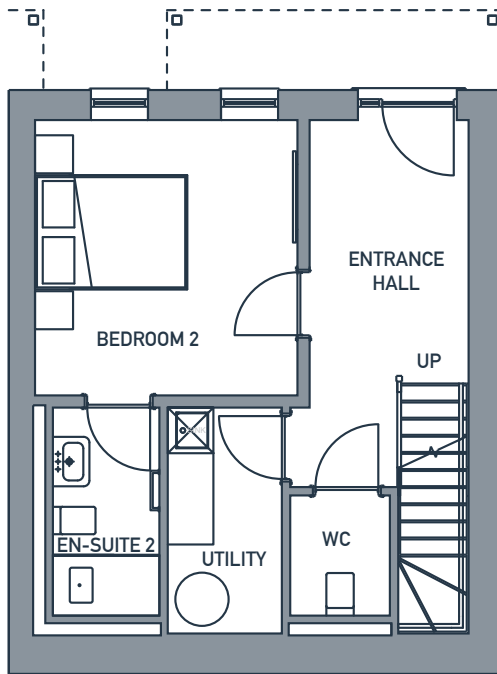


GROUND FLOOR

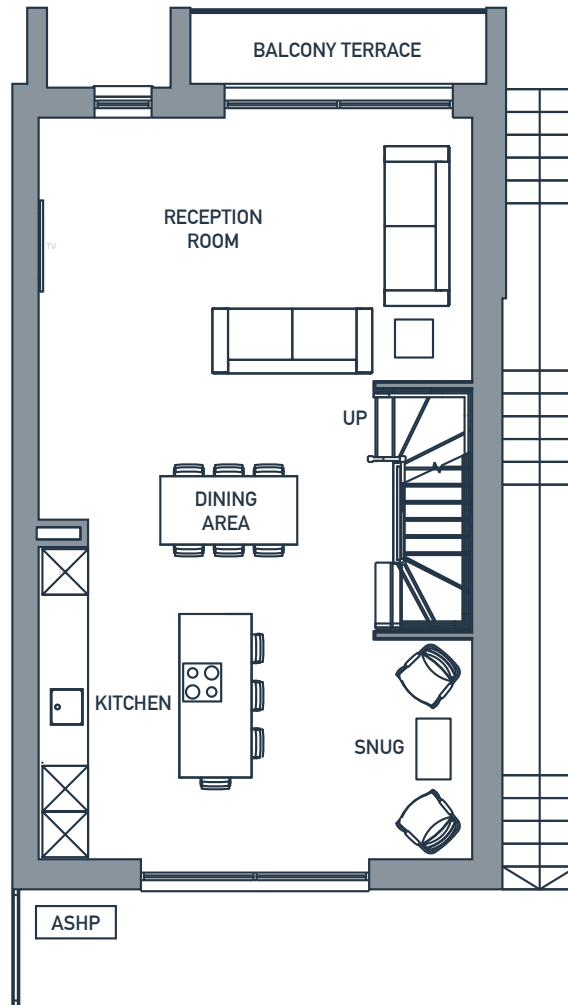


FIRST FLOOR

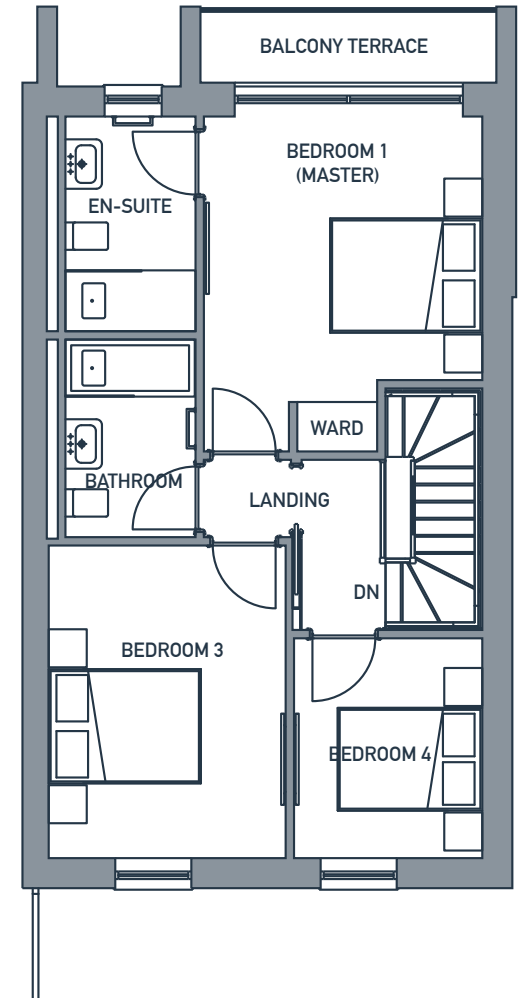
HOUSE 7, 8, 9 & 10



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

KITCHEN

- British made contemporary kitchen
- 20mm stone composite worktops
- Island with alcove breakfast bar
- A full range of Miele appliances to include;
 - Multi function electric oven
 - Combination microwave oven
 - Black glass induction hob
- Miele integrated fridge freezer and dishwasher
- Wine fridge
- Abode hot tap
- Integrated extractor fan
- Separate utility room with services ready

BATHROOM & EN-SUITES

- A choice of luxury tiling
- Contemporary sanitary ware by Duravit
- Duravit vanity units
- Chrome brassware by Crosswater
- Large inset mirror
- Electric towel rails

FLOORING AND FINISHES

- Wide plank engineered oak flooring to living areas and hallways
- A choice of luxury carpets in bedrooms
- Fitted wardrobes to master bedroom
- Hand painted internal doors with brushed stainless furniture
- Aluminium windows
- Contemporary front door

HEATING AND ELECTRICAL SYSTEM

- Highly efficient 'air source heat pump' with stored water cylinder
- Underfloor heating to all areas
- LED downlights to all areas
- Ceiling speakers provided in living room and master bedroom
- High level TV points provided in bedrooms and kitchen
- TV and satellite wiring for sky Q

EXTERNAL FINISHES





- Millboard decking to balconies
- Paved access road with large planters
- 2 allocated parking spaces
- Paved private garden
- External cold tap
- External light to; balcony, front door and garden
- Concrete base for Hot Tub with power supply

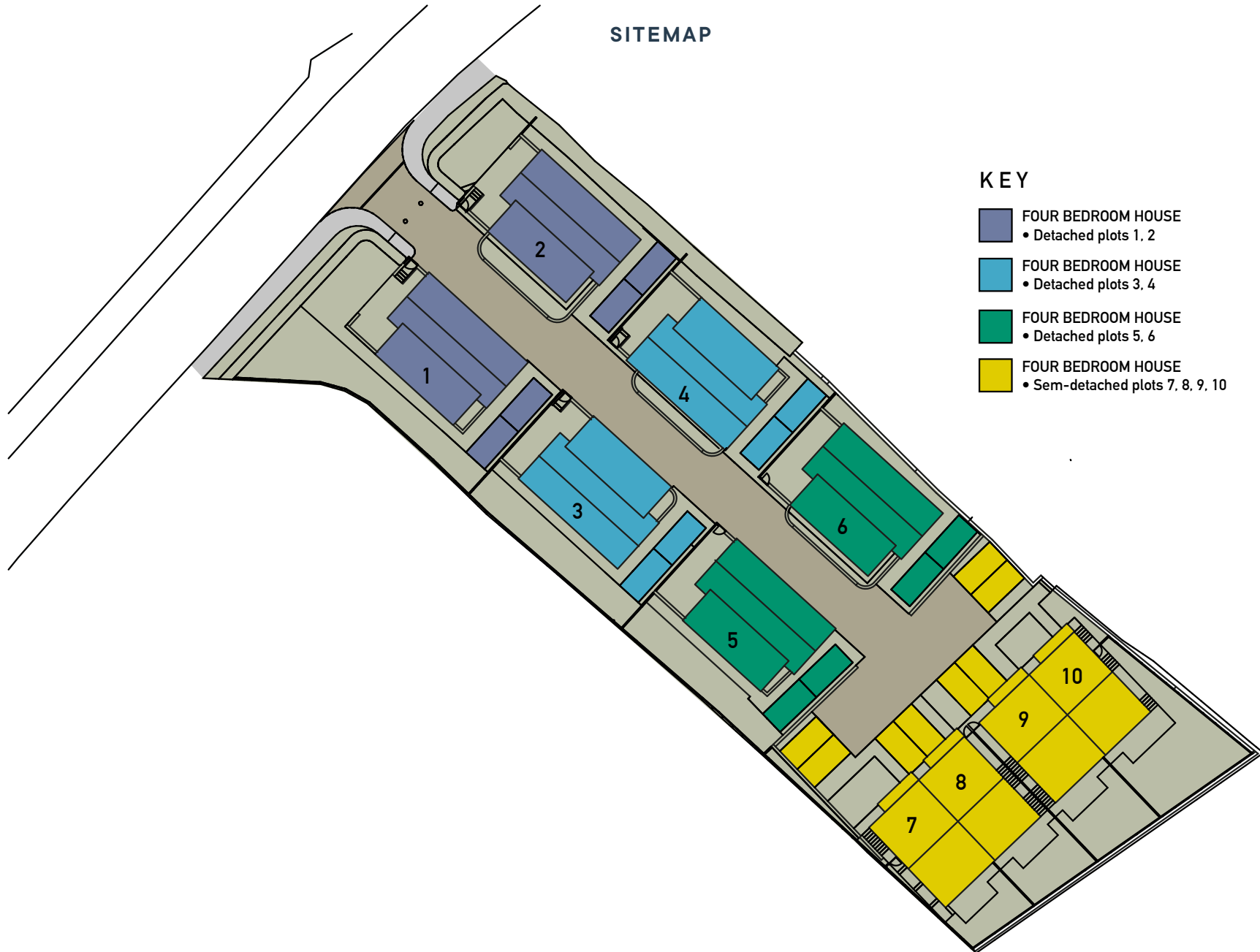
CONSTRUCTION & PEACE OF MIND

- Traditional masonry build
- Slate roof tiling (selected plots)
- Cedar cladding to balconies
- High quality render system
- Metal gutters and downpipes
- 10 year NHBC warranty
- 2 year Legacy warranty

SITEMAP

KEY

-  FOUR BEDROOM HOUSE
• Detached plots 1, 2
-  FOUR BEDROOM HOUSE
• Detached plots 3, 4
-  FOUR BEDROOM HOUSE
• Detached plots 5, 6
-  FOUR BEDROOM HOUSE
• Sem-detached plots 7, 8, 9, 10



LEGACY

PROPERTIES

www.legacyproperties.co.uk