

22 PAGODA DRIVE



Duport, St. Austell PL26 6AW

Fixed Price: £259,950



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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## 22 PAGODA DRIVE



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Set within the highly desirable coastal enclave of Duport, this beautifully presented two-bedroom apartment on Pagoda Drive offers stylish, low-maintenance living in one of Cornwall's most sought-after seaside locations. Just half a mile from the exclusive Duport Beach — a private, sandy cove reserved for local residents — this is a rare opportunity to secure a home in an area where properties seldom come to market.

Designed with contemporary living in mind, the apartment boasts a bright and spacious open-plan kitchen/diner — ideal for relaxed family meals or entertaining friends — alongside a welcoming lounge, perfect for unwinding after a day at the beach or exploring the nearby Southwest Coast Path.

The property benefits from luxury vinyl acoustic flooring throughout the main living areas — a high-spec finish that not only offers the elegant look of natural wood or stone but also provides excellent sound insulation and durability. Ideal for apartment living, this flooring reduces noise transfer between rooms and neighbouring properties, while being low-maintenance, water-resistant, and soft underfoot — making it as practical as it is attractive. There are two generously sized bedrooms, a sleek and modern family bathroom, and excellent storage throughout. Further benefits include an allocated parking space, secure communal entrance, and close proximity to local shops, restaurants, and the wide-ranging amenities of nearby St Austell. The historic harbour village of Charlestown — a World Heritage Site is also within easy reach, renowned for its vibrant dining scene, world-class restaurants, and excellent takeaways.

Whether you're searching for a permanent residence, a coastal retreat, or a savvy investment in a high-demand location, this is a rare chance to own a home in an area celebrated for its unspoilt beaches, scenic walks, and welcoming community spirit.

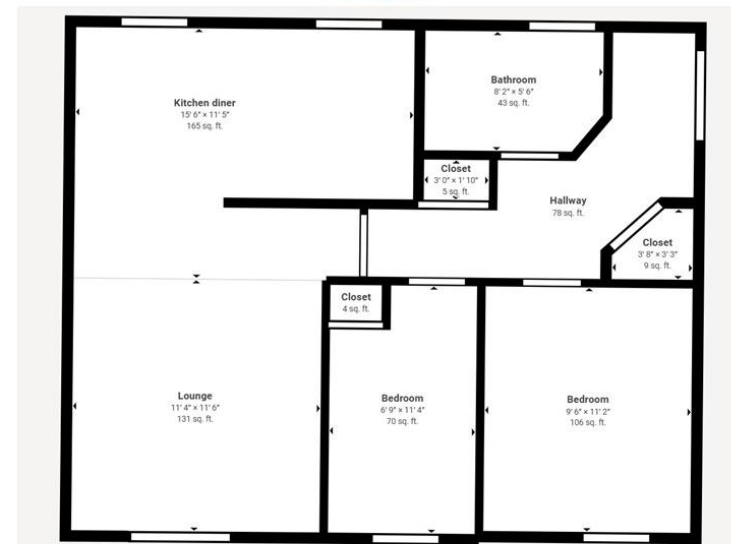
*Agents Note – The property is sold with 1/8<sup>th</sup> share of the freehold. All 8 owners are directors of Pagoda Drive Apartment Limited, where decisions are made regarding managing the communal areas. The service charge payable is £81 per month which is administered by Modbury Management Company for the maintenance of the building"*

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THE PROPERTY SHOP

Floorplan



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All sizes and Dimensions are approximate. Actual may vary.

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## KEY FEATURES

Exclusive access to Gated Duport Beach

Fantastic Location

0.5m to the Charlestown Harbour

Kitchen Diner

Lounge

Two Bedrooms

Family Bathroom

Allocated Parking Space

Modern Coastal Living

Sea Views

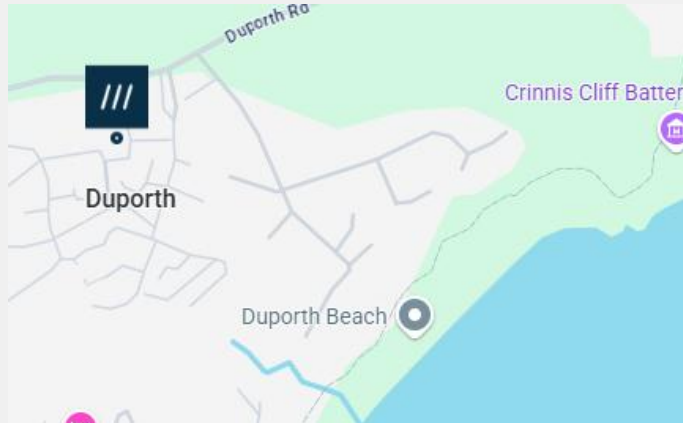
Secure Entrance Hallway

Local Authority – Cornwall Council

Council Band - B

Tenure – Share Of Freehold

Service Charge - £81 PCM



[what3words///skyrocket.musician.research](https://www.what3words.com/skyrocket.musician.research)



## SERVICES

HEATING – GAS CENTRAL HEATING

WATER – MAINS

SEWERAGE - MAINS

## SCHOOLS

- Penrice Academy 0.6 miles
- Charlestown Primary School 0.9 miles
- Mount Charles School 0.7 miles

## TRANSPORT LINKS

- St Austell Train Station 1.3 miles
- Short walk to Bus stops

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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