



**Apartment 25, Burgh Island Causeway, Marine Drive,
Bigbury - On - Sea, Devon, TQ7 4AS**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





Guide Price £710,000

DESCRIPTION

This striking top floor apartment has been modernised throughout by the current owners to a meticulously high standard, creating a stylish and contemporary coastal home or investment. Located within a desirable waterside development with excellent facilities, a private balcony with exquisite views over Burgh Island and impressive coastline. The apartment provides 2 bedrooms, bathroom, ensuite shower, and a spacious open plan living space. In addition; two allocated parking spaces, additional guest parking and a store.

ACCOMODATION

From the entrance hall, with 2 convenient store cupboards, a door opens into a light and spacious open plan room living area, incorporating the sitting room, dining area and kitchen. The stylish and contemporary kitchen is fitted with a comprehensive range of units, including a central island and integrated appliances. Sliding doors open out onto a decent size southerly facing balcony, a perfect space to entertain family and friends and to enjoy the stunning views. Bedroom 1 has a rear aspect with an excellent range of fitted storage and a modern ensuite shower room. Bedroom 2 has a rear aspect with fitted wardrobes. The stylish bathroom is arranged with a bath with shower overhead, wc and basin.

BURGH ISLAND CAUSEWAY

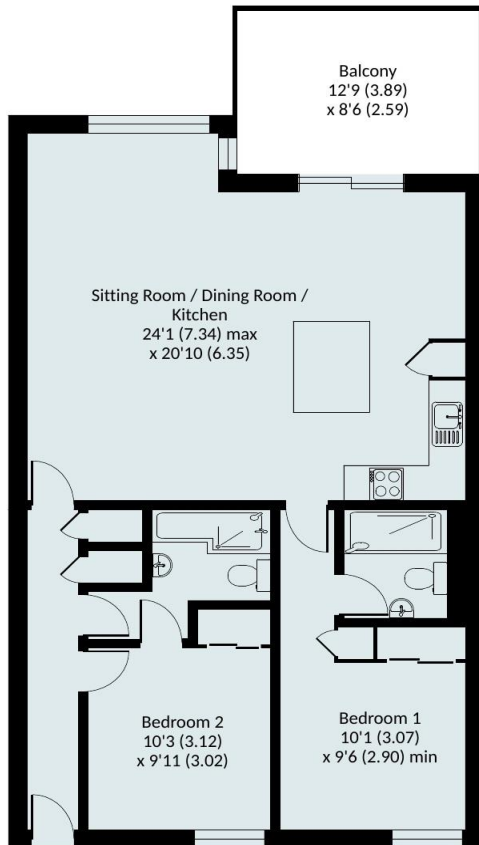
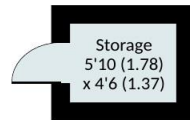
This stylish and unique coastal development is a gated complex in a stunning location, with exceptional sea and Burgh Island views, complete with allocated and visitors parking. The development includes excellent, members only, leisure facilities featuring an indoor pool, gymnasium, sauna, jacuzzi, restaurant and sun terrace. Secured access leading directly to the beach.

KEY FEATURES

- A striking top floor apartment
- Modernised throughout
- Picturesque views across to Burgh Island and coastline
- Sought after beachside complex
- Convenient store unit within the development
- Allocated parking with additional guest parking
- No onward chain

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX BAND F | LEASEHOLD
 Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163
modbury@marchandpetit.co.uk www.marchandpetit.co.uk

Approximate Area = 793 sq ft / 73.6 sq m
 Outbuilding = 26 sq ft / 2.4 sq m
 Total = 819 sq ft / 76 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	81
EU Directive 2002/91/EC		

SERVICES

Mains electricity, water & drainage. Electric underfloor heating and electric panel heaters.

LOCAL AUTHORITY

South Hams District Council. Council Tax Band F.

TENURE

Leasehold. 999 year lease from 1998. Managed by BICF Ltd. Annual service charge is £6,600, paid half yearly.

LOCATION

Bigbury on Sea is a beautiful coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and also the Georgian town of Modbury. Wonderful cliff top and coastal walks as well as other beaches and coves can be found nearby, along with sailing at Salcombe and Newton Ferrers. There is an 18-hole golf course at Bigbury and a further 18-hole golf course at Thurlestone, with Dartmoor National Park several miles to the north.

DIRECTIONS

Turn off the Kingsbridge/Modbury Road about two miles out of Modbury at Harraton Cross, signposted Bigbury on Sea. Continue along this road following the signs for Bigbury on Sea, into the village and down to the sea front. Follow the road along the sea front and Burgh Island Causeway will be found on the left-hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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