

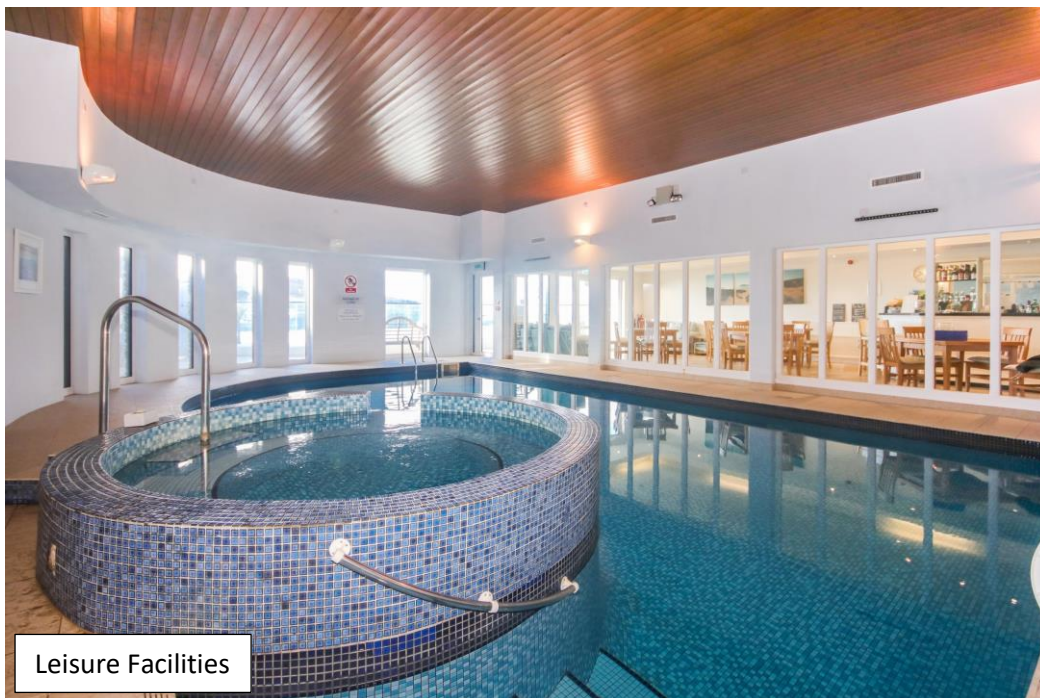


**Apartment 1, Burgh Island Causeway,
Marine Drive, Bigbury On Sea, TQ7 4AS**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





Leisure Facilities

Guide Price: £765,000

This generous ground floor apartment is regarded as one of the more exclusive in this striking coastal development. The unique layout, spacious rooms, and exceptional sun terrace are key to this rare opportunity. The accommodation includes 2 bedrooms, bathroom and ensuite shower, open plan living area, spacious entrance hall and wonderful terrace with exceptional views and storage. The apartment includes allocated parking.

ACCOMMODATION

On entering the apartment, the first unique aspect is the generous entrance, providing the ideal space to remove outdoor clothing after a delightful coastal walk, coupled with a useful store cupboard. To the left is bedroom 2 with an extensive collection of fitted wardrobes and a rear aspect window. Off the entrance hall, and immediate use for bedroom 2 and visiting guests, is a contemporary bathroom arranged with a bath with a shower overhead, wc, and basin with storage beneath. The 3rd door off the entrance hall leads through to the impressive living space, bright and spacious, enjoying a wonderful coastal aspect incorporating the kitchen, dining area and lounge, with access to the terrace and fabulous sea and Island views. The modern kitchen is fitted with an array of matching base and wall units, central island, and integrated appliances, and, as an open plan living area, creates a superb and seamless arrangement for entertaining. Further built-in cupboards provide excellent storage and utility providing space for a washing machine. Another unique aspect to this apartment is a bedroom with coastal views, with its principal bedroom enjoying excellent Island and sea views, complete with fitted wardrobes and a stylish ensuite arranged with a walk-in shower, wc and basin.

OUTSIDE

In addition to the larger and unique layout of accommodation, this apartment enjoys a generous sun terrace, with superb coastal views, excellent storage, and immediate access to the terrace of the leisure facilities and a secured gate leading down to the beach.

BURGH ISLAND CAUSEWAY

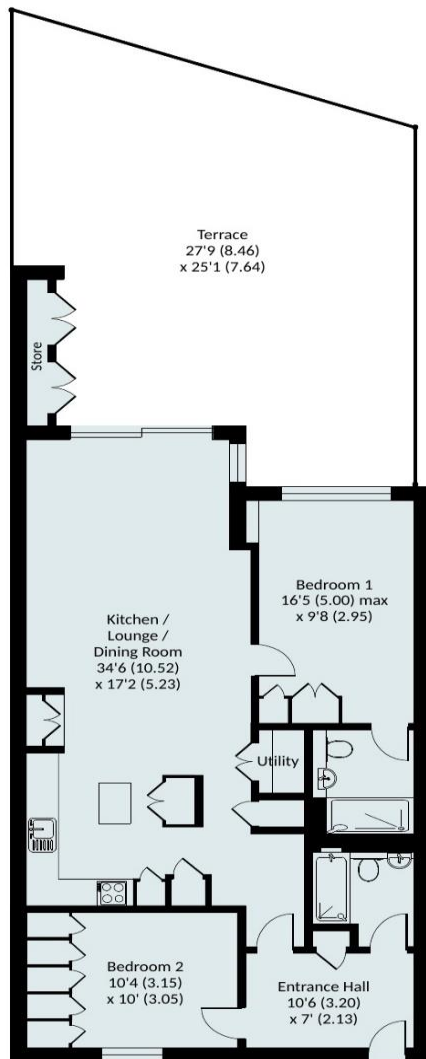
This stylish and unique coastal development is a gated complex in a stunning location, with exceptional sea and Burgh Island views, complete with allocated and visitors parking. The development includes excellent, members only, leisure facilities featuring an indoor pool, gymnasium, sauna, jacuzzi, restaurant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

KEY FEATURES

- A unique coastal development in a stunning location
- Superb sea and Burgh Island views
- Generous sun terrace with store units
- 2 bedrooms, bathroom, and shower room
- Immaculately presented throughout
- Members only onsite leisure facilities
- Allocated parking
- No onward chain

Approximate Area = 972 sq ft / 90.2 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Marchand Petit Ltd. REF: 1269104

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SERVICES

Mains electricity, water & drainage. Under-floor heating and electric panel heaters.

TENURE

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

LOCAL AUTHORITY

South Hams District Council. Council Tax Band F.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office). Please contact the office to make an appointment on 01548 831163.

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 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.

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