

Regency

ESTATE AGENTS



59 SEA VALLEY, BUCKS CROSS, EX39 5DU

£68,000

LOW GROUND RENT OF JUST £72 PER ANNUM! A fantastic opportunity to acquire this 2 bedroom chalet with exceptional views over the North Devon Coast, benefiting from access to the sites facilities including indoor & outdoor pools, restaurant, bar & shop.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

59 Sea Valley boasts a low ground rent fee of just £72 per annum (£60 + VAT), a rare find on the site offering potential to generate a good income! Boasting incredible views over the North Devon Coast.

The accommodation comprises a comfortable living room with dining space with access to a raised deck over-looking the coast. The modern kitchen to the rear offers plenty of counter space and cupboards. The bedrooms are of a good size whilst the bathroom comprises a modern white suite.

Bideford Bay has a range of facilities to enjoy, with the club house providing a variety of entertainment and activities whilst the Manor House Bar & Restaurant offers a great dining option and chance to refuel after a day exploring the coast & neighbouring villages.

There are both indoor & outdoor pools (seasonal opening) alongside play areas, sports court & mini golf together with access to the South West Coast Path & scenic walks.

Leasehold: 40 Years remaining. Please note that the property is for holiday occupancy/income only and cannot be the owner's main residence.

Ground Rent: £72 (correct as of 2024)
Electricity invoiced quarterly by Parkdean.

Services: Mains electricity, water & drainage.

Energy Performance Certificate: N/A

Council Tax: N/A



Approx. 37.1 sq. metres (399.9 sq. feet)



Total area: approx. 37.1 sq. metres (399.9 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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