



**Apartment 23, Burgh Island Causeway**  
**Bigbury on Sea, Devon, TQ7 4AS**

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









**Guide Price £710,000**

## **Apartment 23, Burgh Island Causeway**

**Bigbury on Sea, Devon, TQ7 4AS**

This glorious top floor apartment has been modernised meticulously throughout by the current owners and is perfect for those looking for a waterside home or investment opportunity, within a sought-after beachside complex. The apartment occupies an enviable position within the building and commands spectacular views across the causeway to the iconic Burgh Island.

From the entrance hall, which has 2 convenient store cupboards, a door opens into a light and airy open plan room with sitting/dining and kitchen areas. The modern kitchen is fitted with a comprehensive range of modern units with adaptive undersurface lighting whilst incorporating an island and integrated appliances. Sliding doors open out onto a good size southerly facing balcony, a perfect space to entertain family and friends and to enjoy the stunning views. Further accommodation includes bedroom one; a double room incorporating a stylish ensuite bathroom, bedroom two; a double room with a 'jack and jill' door into the stylish family bathroom.

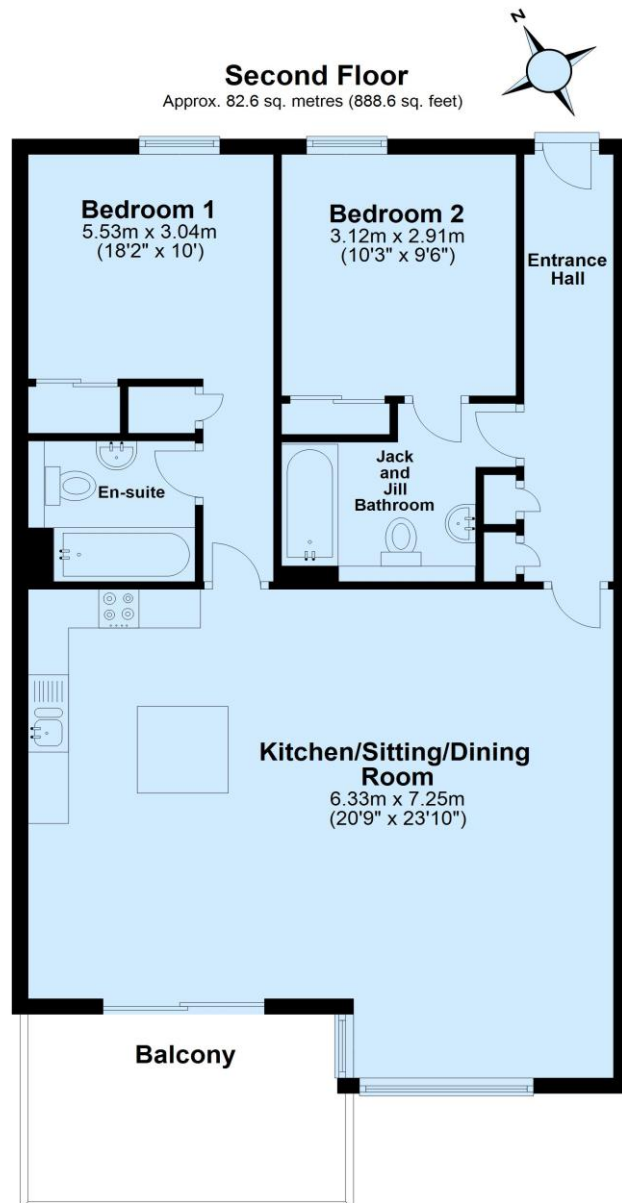
The property further benefits from under floor heating throughout, storage space for water sports equipment in a dedicated outside area and plenty of storage space in the apartment. Furthermore, there is 1 allocated parking space plus visitors' spaces in a gated, private car park plus the use of the private leisure club which is open all year round with a heated indoor pool, jacuzzi, sauna, gym, lounge bar and sun terrace.

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.

### **KEY FEATURES**

- Beautifully presented top floor apartment
- Two double bedrooms
- Two bathrooms
- Outstanding views towards Burgh Island
- Exclusive beachside complex with private leisure facilities
- Good internal and external storage space
- No onward chain

**BEDS 2 | BATHS 2 | RECEPTS 1 | EPC E**



#### SERVICES

Mains electricity, water and drainage. Electric under floor heating.

#### TENURE

Leasehold. 999 year lease from 1998. Service Charge & Ground Rent of approximately £6600 per year, covering buildings insurance and maintenance of communal areas.

#### COUNCIL TAX

South Hams District Council. Band F.

#### VIEWINGS

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

#### 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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