



**Apartment 28, Burgh Island Causeway,
Marine Drive**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





Guide Price: £680,000

DESCRIPTION

A beautifully presented top-floor apartment within the highly sought-after Burgh Island Causeway development. Offering a fantastic holiday retreat or investment opportunity, the apartment boasts stunning sea and coastline views, including the iconic Burgh Island, along with excellent leisure facilities. With a south-westerly aspect, the accommodation includes 2 bedrooms, open plan living, a shower room, and a master ensuite bathroom. The apartment also features a delightful balcony, an allocated parking space and additional visitors parking.

ACCOMMODATION

Communal stairs and lift provide access to the top floor. Inside the apartment, the entrance hall includes a useful storage cupboard. To the right, double doors open into Bedroom 2, which has a rear aspect and fitted wardrobes. Off the inner hall is the shower room, featuring a generous walk-in shower, WC, and a basin set within a vanity unit, offering ample storage. The bright and inviting open-plan living space enjoys stunning sea and coastline views, with sliding doors that lead to a delightful balcony. The kitchen is equipped with an array of matching base and wall units, an electric oven and hob, an integrated fridge/freezer, washing/dryer and a dishwasher. Bedroom 1 also has a rear aspect, fitted wardrobes, and an ensuite bathroom, which includes a bath with a rain shower overhead, WC, and a basin set within a vanity unit.

BURGH ISLAND CAUSEWAY

This stylish coastal development is a gated complex with allocated and visitors parking. The leisure facilities include an indoor pool, gymnasium, sauna, jacuzzi, restaurant and sun terrace.

KEY FEATURES

- Impressive and sought after coastal development
- Well-presented top floor apartment
- Two double bedrooms with fitted wardrobes
- Ensuite bathroom and shower room
- Outstanding views sea and Burgh Island views
- Excellent leisure facilities with pool, gym and club restaurant
- One allocated parking space plus visitors' spaces
- No onward chain

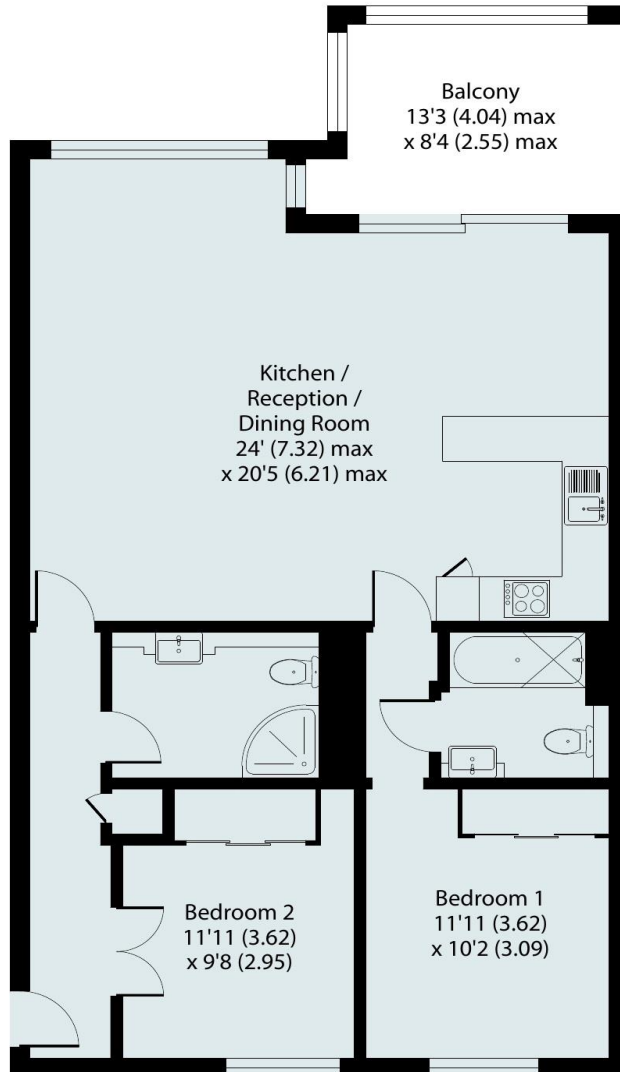
BEDS 2 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX F | TENURE LEASEHOLD

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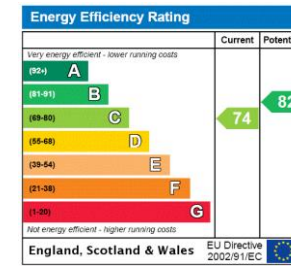


Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



SECOND FLOOR



SERVICES

Mains electricity, water & drainage. Electric heaters.

TENURE

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

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office). 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.

LOCATION

Bigbury-on-Sea is a picturesque coastal village, renowned for its expansive sandy beach and the causeway that forms at low tide, leading to the iconic Burgh Island. The village is conveniently located near a range of amenities and shops in the market town of Kingsbridge, as well as the charming Georgian town of Modbury. There are beautiful cliff-top and coastal walks nearby, along with additional beaches and secluded coves. Sailing opportunities are available at Salcombe and Newton Ferrers, while Bigbury features an 18-hole golf course, with another 18-hole course at Thurlestone. Dartmoor National Park is just a few miles to the north.

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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