

INFORMATION PACK

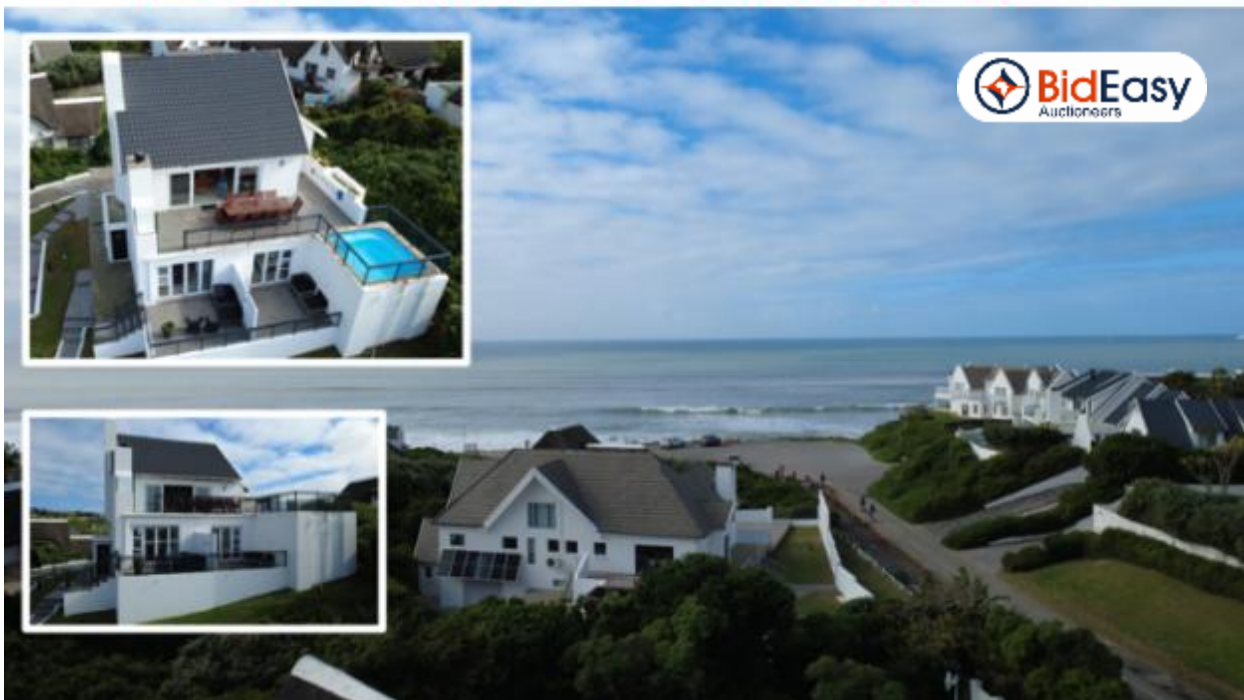
FOR

ST FRANCIS BAY

5 BED LUXURY HOME WITH FLAT & OCEAN VIEWS

10 NEVIL ROAD, ST FRANCIS BAY VILLAGE, ST FRANCIS BAY

****DECEASED ESTATE****



ON SITE AUCTION – Friday, 18 December 2026 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

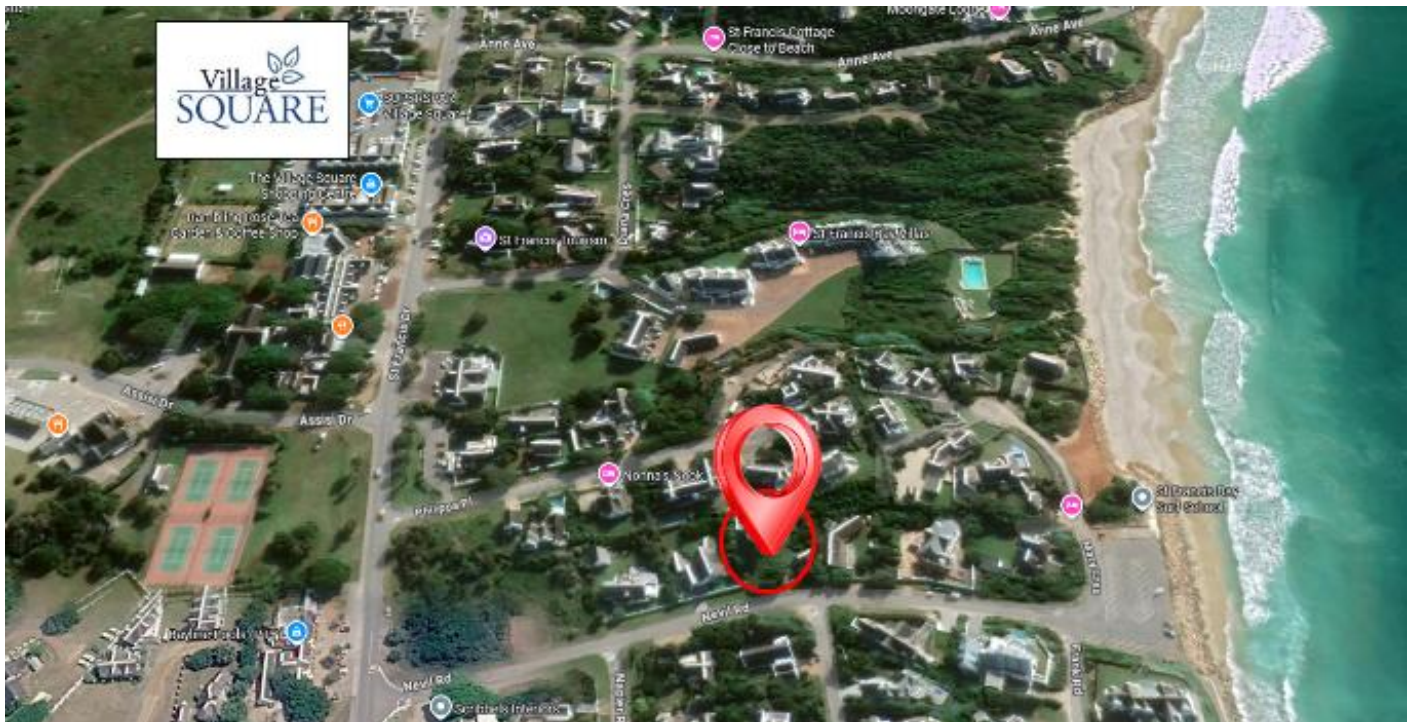
Title Deed Information –

ERF 151, SEA VISTA, EASTERN CAPE – HUMANSDORP RD

Known As:	10 NEVIL ROAD, ST FRANCIS BAY VILLAGE, ST FRANCIS BAY
Title Deed:	T10355/2024
Extent:	999m ²
Local Authority:	ST FRANCIS BAY MUNICIPALITY
Registration Division:	HUMANSDORP RD
Province:	EASTERN CAPE
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

Exceptional coastal residence located just **200 metres from the beach** in the sought-after established **St Francis Bay – The original established neighborhood with international recognition**, offering a rare combination of luxury, modern finishes, exceptional views and an enviable coastal location. **Beautifully renovated** to a high standard and sold **FULLY FURNISHED AND FITTED**, with all furniture and contents included, this multi-level home presents sophisticated coastal living with generous spaces, stylish interiors and seamless indoor-outdoor flow.



The home's elevated position provides **spectacular permanent ocean and village views**, while its proximity to the beach allows residents to enjoy the St Francis Bay lifestyle with ease. The beach, renowned surf spots, village amenities, restaurants, cafés and recreational activities are all within easy reach.



Designed across multiple levels, the residence features beautifully appointed living spaces filled with natural light, expansive balconies and terraces, sophisticated entertainment areas and a sparkling swimming pool. Modern finishes and carefully considered interiors create an elegant yet relaxed atmosphere, perfectly suited to both entertaining and comfortable everyday living.

The home comprises 5 spacious bedrooms, with 4 luxurious ensuite bathrooms. Each bedroom offers a private and comfortable retreat, complemented by high-quality bathroom fittings and contemporary finishes throughout.

Adding further versatility is the separate flatlet, which offers **additional accommodation** / income-generating opportunity through holiday or long-term rental. It can also be utilized as a home office, studio, guest suite or accommodation for extended family.

The extensive entertainment areas provide generous spaces for hosting family and friends, with multiple terraces creating a natural flow between the interior and exterior. The thoughtful multi-level

design allows the home to make the most of its exceptional setting while providing privacy between the various living and accommodation areas.

Practical features include a double garage and ample storage. Being sold fully furnished, the property offers the convenience of immediate use as a permanent residence, luxury holiday home, guest accommodation or investment property.

Combining a prime location just moments from the beach, luxurious modern finishes, permanent coastal views, generous accommodation and a versatile separate flatlet, this exceptional residence offers an outstanding St Francis Bay lifestyle with genuine investment appeal.

This Property Offers:

- 5 Bedrooms (4 Ensuite)
- 7 Bathrooms
- Spacious Living Areas
- Multiple Entertainment Areas
- Expansive Balconies & Terraces
- Swimming Pool
- Separate Flatlet
- Double Garage
- 4 Parking Spaces
- Ample Storage
- Ocean & Village Views
- Fully Renovated
- Sold Fully Furnished
- Multi-Level Design
- Indoor-Outdoor Flow
- 200 m from the Beach
- Income-Generating Potential

Rates & Taxes: ± R1,875.00 p/m

Land Size: ± 997m² / **Floor Size:** ± 457m²

AREA SUMMARY

Location

St Francis Bay is approximately 90 minutes from Gqeberha (Port Elizabeth), providing convenient access to the city's airport and broader amenities. Jeffreys Bay, another internationally recognized coastal and surfing destination, is approximately 35 km away and offers additional shopping, dining and entertainment options.

The combination of beaches, waterways, recreational facilities, natural attractions and village amenities has established St Francis Bay as a highly desirable coastal destination for permanent residents, holidaymakers and property investors.

St Francis Bay – The original established neighborhood with international recognition.

St Francis Bay is a sought-after coastal village in the Eastern Cape, known for its beautiful beaches, waterways, relaxed lifestyle and distinctive coastal architecture. The area gained international recognition following the release of *The Endless Summer* in 1969, showcasing its renowned surfing conditions.

Today, St Francis Bay offers a wide range of outdoor activities, including surfing, swimming, kayaking, boating, fishing, hiking, mountain biking and horse riding. The Kromme River is navigable for approximately 10 km, while the extensive canal system provides opportunities for boating, fishing and sunset cruises.

The surrounding natural environment supports a variety of wildlife and birdlife, with dolphins and seasonal whales along the coastline. The Irma Booysen Flora Reserve and other protected areas showcase the area's indigenous fynbos.

Golf enthusiasts have access to 2 x 18-hole courses, including the Jack Nicklaus-designed St Francis Links. The village also offers restaurants, cafés, shops and galleries, creating a relaxed coastal community atmosphere.

Coastal Lifestyle

St Francis Bay provides easy access to beaches and renowned surf spots including Bruce's Beauties. Other attractions include Seal Point Lighthouse, Sunset Rocks, the Sand River and its natural pools, as well as the nearby coastal settlement of Oyster Bay.

Whale watching is popular from July to early December, adding to the area's appeal as a year-round coastal destination.

Aerial Photos



Photos

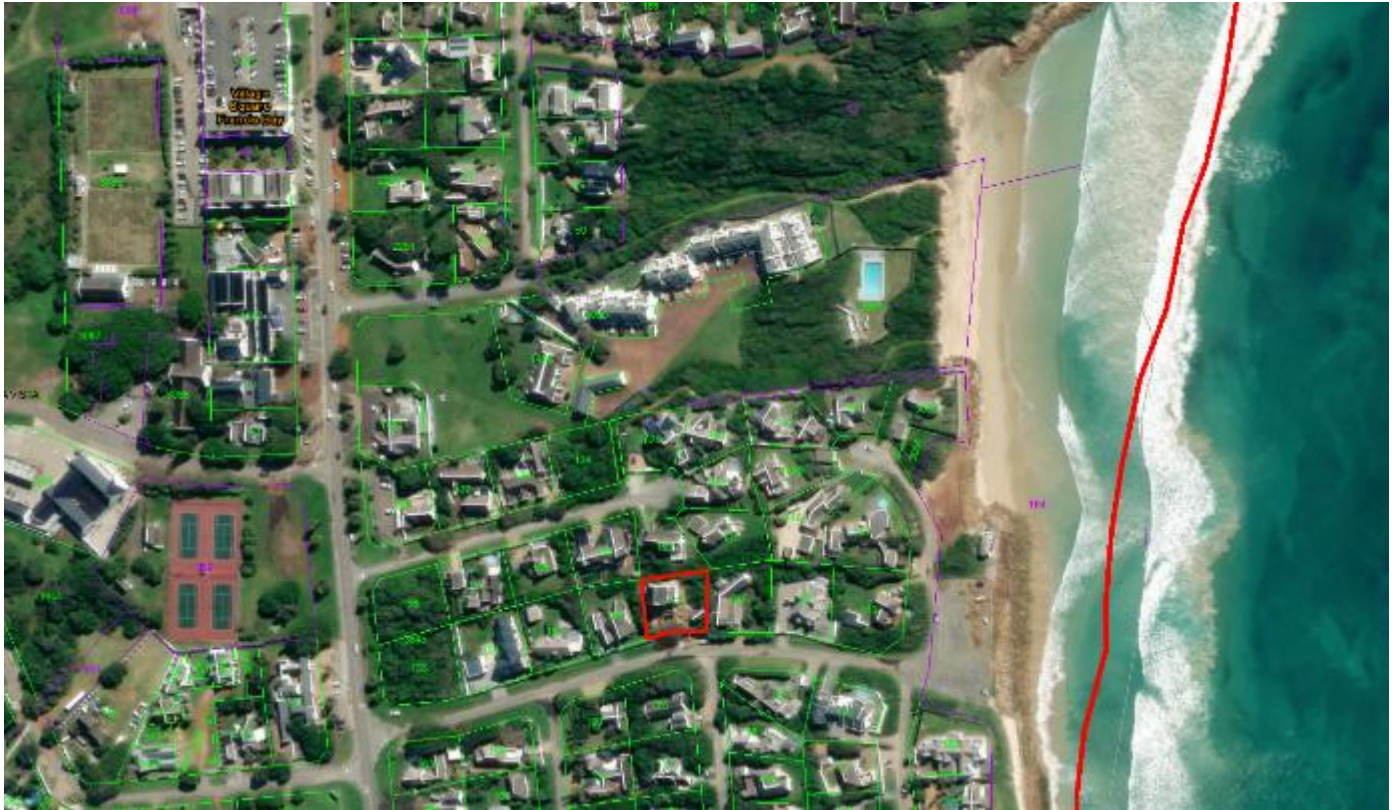




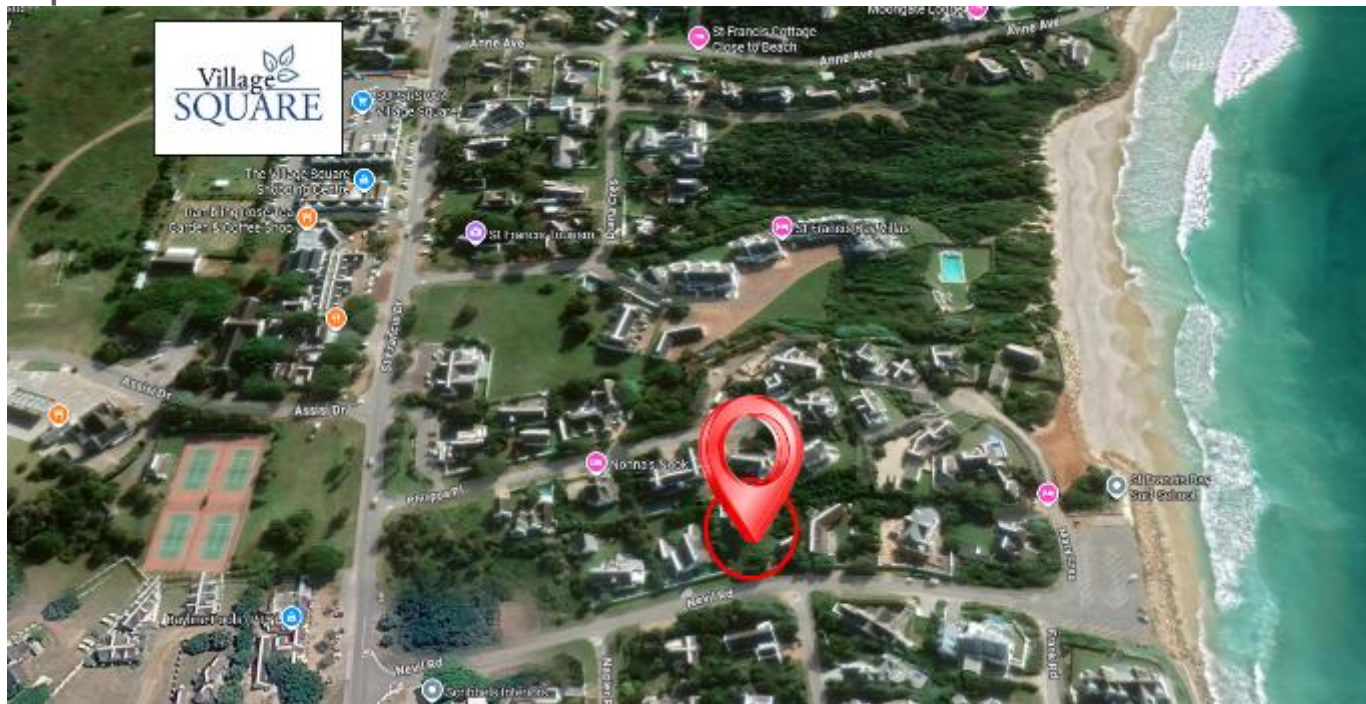




CSG



Map



GPS Co-Ordinates 34°09'58.9"S 24°49'47.8"E
-34.166353, 24.829938



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information or to pre-register for the auction, please contact:

Pieter Nel

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