

# ian wyles

AUCTIONEERS & APPRAISERS



**18 FEB 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks  
KwaZulu-Natal

**Live on ZOOM**



**NAA** National  
Auctioneer Auctioneers  
Association

**By Appointment**

**CARMEN  
JESSON**

082 212 7755

031 579 4403

[www.ianwyles.co.za](http://www.ianwyles.co.za)

**SECTION 12, DOOR 10, SAN MAARTEN  
SHEFFIELD BEACH**

# AUCTION

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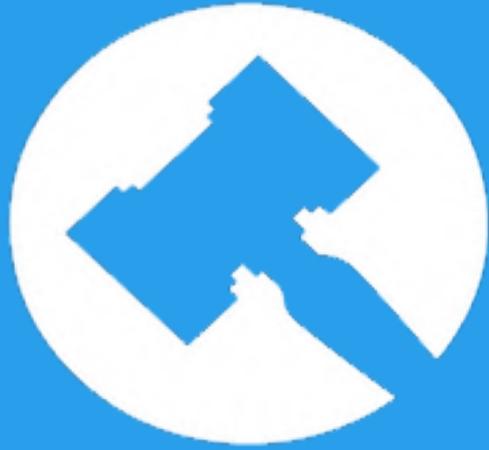
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## DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.





# AUCTION TERMS AND CONDITIONS

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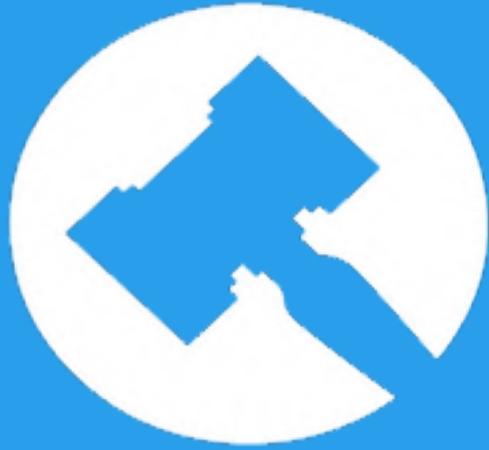


# AUCTION

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

# BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address



# LOCALITY OF PROPERTY

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## Prime Location with Short Commute Times

Destination	KM
Hospitals & Healthcare Centers	2 - 10 km
Shopping & Entertainment	2 - 7 km
Airport	26.7 km

*The bustling Ballito lifestyle, shopping centres, boutiques, restaurants, and essential amenities, is a short drive away. Top-tier schools like Umhlali Preparatory and Ashton International College are conveniently nearby, making this the perfect home base for families.*

*Frequent flyer? King Shaka International Airport is only about 20 minutes away.*



At Sheffield Beach, Ballito, life moves to the rhythm of the tide. Mornings greet you with warm sand beneath bare feet, children laughing in the waves, and dolphins dancing across the horizon.

## WELCOME TO A NEIGHBORHOOD DESIGNED NOT JUST FOR LIVING, BUT FOR THRIVING.



### **A Safe & Peaceful Community**

Sheffield Beach is renowned for its tranquil, secure atmosphere – perfect for families, professionals, and retirees.



### **Fresh Sea Air**

Vast stretches of unspoilt beach, indigenous coastal forest, and the warm Indian Ocean are your everyday backyard.



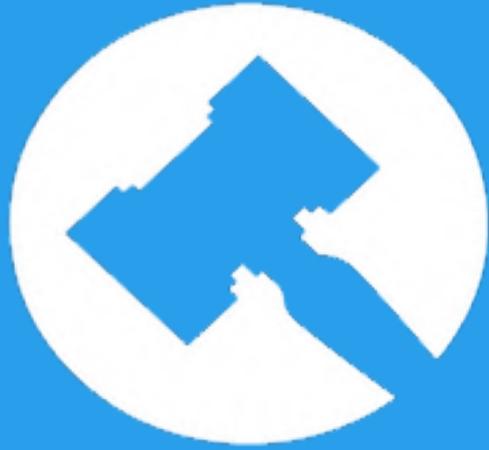
### **Everything You Need Nearby**

From supermarkets and coffee shops to medical clinics and fitness centers, daily essentials are just around the corner.



### **Perfect for Families**

With top-rated schools nearby, your children will have access to quality education without long travel times.

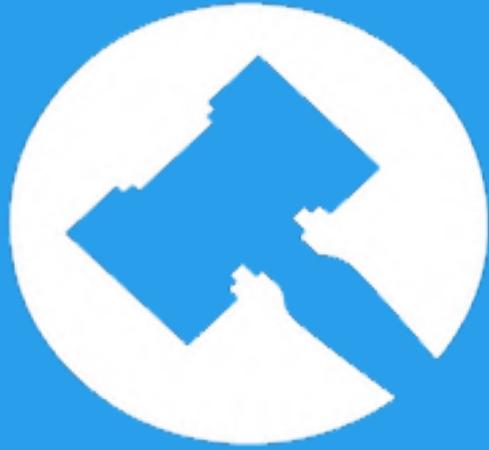


# GENERAL PROPERTY INFORMATION

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# PROPERTY INFORMATION

<b>General Property Address</b>	Section 12, Door 10, San Maarten, 7 Barrier Drive, Sheffield Beach
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Sect 12 of plan 616/2009
<b>Extent</b>	401 m <sup>2</sup>
<b>Title Deed Number</b>	ST22605/2022
<b>Municipal Information Zoning</b>	Residential / Sectional Title
<b>Monthly Rates</b>	R3,000.00
<b>Monthly Levies</b>	R7,150.00
<b>Lease / Occupancy</b>	Owner Occupied
<b>VAT Status</b>	The Seller is NOT VAT registered. Transfer Duty Applicable
<b>General Comments</b>	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.



# PROPERTY FEATURES

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# PROPERTY FEATURES

Feature	Details
Bedrooms	4
Bathrooms ( ensuite)	4
Reception Rooms	2
Kitchen	1
Living Room	1
Dining Area	1
Study	1
Covered Balcony	1
Pool	1
Garage	2
Courtyard	Yes
Inverter	Yes
Solar	Yes
Pet Friendly	Yes

# ADDITIONAL INFORMATION

Set in a prestigious gated estate in the serene suburb of Sheffield Beach, this pristine 4-bedroom, all-en-suite residence delivers the ultimate blend of comfort, style, and relaxed coastal living.

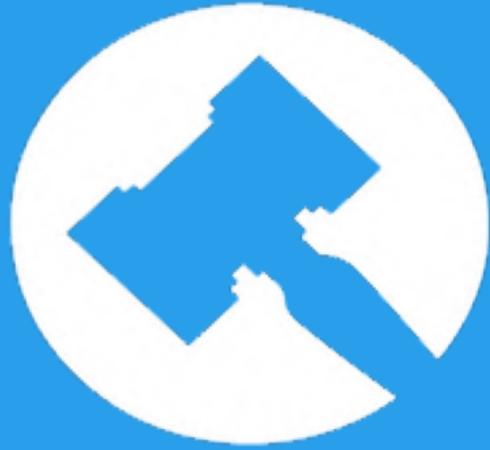
Each bedroom offers generous space and privacy, with the fourth bedroom boasting the proportions of a luxury suite, perfect for pampered guests or a sophisticated primary retreat.

The sleek, modern kitchen is designed for both effortless living and entertaining, featuring contemporary finishes, a gas stove, electric oven, and a separate scullery flowing to a private courtyard.

Open-plan living at its best: the elegant lounge and dining area transition seamlessly through stacking doors onto a wide seaview balcony. Here, you'll enjoy a refreshing splash pool and plenty of room for outdoor dining and café-style seating, an idyllic setting for morning coffees, relaxed lunches, or sunset cocktails overlooking the ocean.

Energy efficiency comes standard with solar panels and an inverter, bringing peace of mind during load shedding. A double garage completes the offering with secure parking and extra storage.





# PICTURE GALLERY

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Tucked into a quiet, well-maintained complex in the heart of Sheffield Beach, this Sectional Title home sits elevated behind a lush screen of palms and tropical greenery, offering instant curb appeal and complete privacy.

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Perched high in a lush, tropical garden, this striking double-storey home has stunning sea views that stretch endlessly across the Indian Ocean.

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Step inside and the sense of space immediately wraps around you. This expansive open-plan lounge and dining area is made for easy coastal living.

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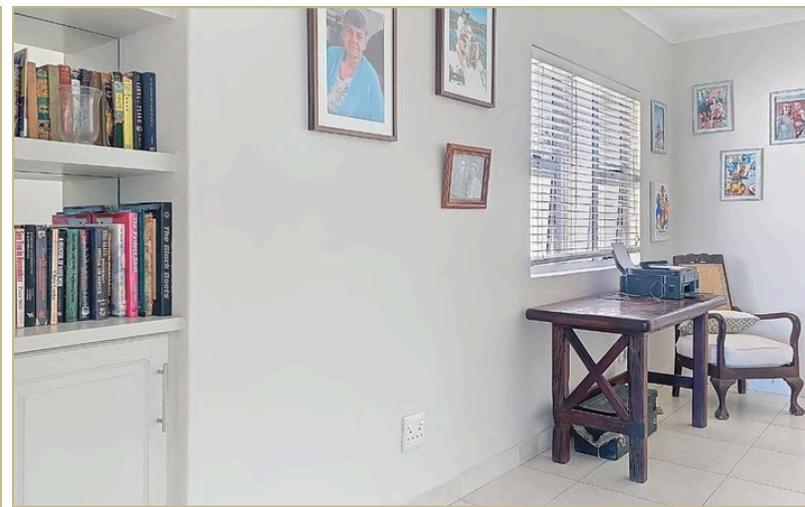
This kitchen is an entertainers delight. With sleek white cabinetry, granite tops, a gas stove, electric oven, and a separate scullery.

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A spacious balcony with sweeping sea views offers the perfect escape, complete with a splash pool and ample space for outdoor dining or café-style seating.

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Step up the elegant staircase with its sleek glass balustrade and the first thing that stops you in your tracks is the view: a breathtaking, unobstructed sweep of the Indian Ocean

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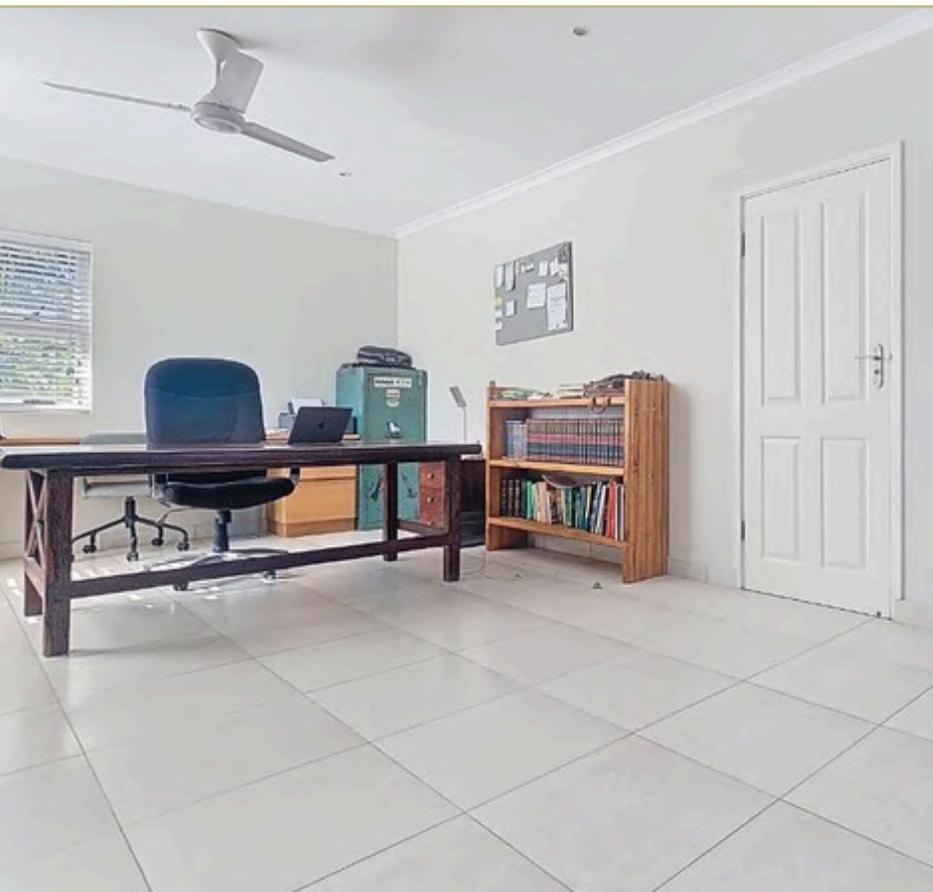
Main Bed and Bathroom

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2nd and 3rd Bed and Bathroom

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4th Bed and Bathroom and Study

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