

Exceptional Service from Exceptional People

SECTIONAL TITLE

30 SEPTEMBER 2026

11:00 am

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

Live on ZOOM



**National
Auctioneers
Association**

By Appointment

SLIE DLAMINI

072 543 7743

031 579 4403

www.ianwyles.co.za

**UNIT 1 SUMMER VIEW, 245 SUMMER WAY LANE,
UMHLANGA ROCKS, KZN**

AUCTION

AUCTION TERMS & CONDITIONS

- 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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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.

PROPERTY LOCALITY



Umhlanga is a sought-after coastal suburb north of Durban, known for its beautiful beaches, luxury homes, modern apartments, restaurants, shopping and strong lifestyle appeal.

Suburb highlights:

-  Stunning Indian Ocean coastline and beaches
-  Mix of luxury homes, apartments and secure estates
-  Close to Gateway Theatre of Shopping and major retail centres
-  Excellent selection of restaurants, cafés and entertainment
-  Convenient access to Durban and King Shaka International Airport
-  Popular for permanent living, holiday accommodation and investment properties
-  Vibrant coastal atmosphere with excellent amenities.

PROPERTY INFORMATION

General Property Address	245 Summer Way Lane, Umhlanga Rocks, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Unit 1 SS Summer view, Erf 2426, PTN 245, Umhlanga Ridge, eThekwin, KwaZulu-Natal.
Extent	130 m ²
Title Deed Number	ST 41891/2014
Municipal Information Zoning	Residential
Monthly Rates	R4 984.40 pm
Levies	R 3 331.14
Lease/ Occupancy	Owner Occupied
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	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.

ADDITIONAL INFORMATION

Modern Ground-Floor Apartment with Private Garden and Entertainer's Patio.

This beautifully presented ground-floor apartment is Pet friendly, and offers a sophisticated blend of contemporary living, comfort and indoor-outdoor entertainment in the sought-after coastal setting of Umhlanga.

The apartment features a spacious open-plan living area, with a stylish lounge and dining space flowing seamlessly towards the covered outdoor patio. Large glass sliding doors allow an abundance of natural light into the living areas while creating an easy connection to the private landscaped garden.

The modern fitted kitchen is finished with sleek cabinetry, ample work surfaces and integrated appliances, providing a practical and attractive space for everyday living and entertaining.

The accommodation comprises three well-appointed bedrooms, offering generous built-in cupboard space and a clean, contemporary finish. The main bedroom comes with a modern en-suite bathroom, while the other bathroom is finished with quality fittings and contemporary tiling.

A particularly attractive feature of this home is the covered patio and private garden, providing an ideal setting for outdoor dining, entertaining or simply enjoying the relaxed Umhlanga coastal lifestyle.

The unit also benefits from secure allocated parking/garage accommodation, with additional communal parking facilities within the development.

Property Highlights

- Three modern Bedrooms
- Modern open-plan Kitchen
- Spacious open-plan living and dining area
- Two Bathrooms
- Covered entertainment patio
- Private landscaped garden
- Large glass sliding doors
- Secure under cover parking
- Heated indoor swimming Pool
- Storage Unit
- Well-maintained condition
- Sought-after Umhlanga Ridge location
- Ideal for permanent residence, holiday use or investment
- 24 Hour Security with Cameras.
- JOJO Tanks

An attractive opportunity to acquire a stylish, coastal residence with the added benefit of private garden and entertainment space in one of KwaZulu-Natal's most desirable residential locations.



GALLERY













