



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## Europa Walks

AES25682 | DUPLEX

**£579,000**

BEDS: 2 | BATHS: 2 | AREA: 103m<sup>2</sup>

### PROPERTY FEATURES

Category 2: No

Private Parking

Hepps: No

3 Year Residency: Yes

### PROPERTY DESCRIPTION

This stunning two-bedroom, two-bathroom duplex located in the South Walks area offers modern living with exceptional features. Recently refurbished, the home boasts an open-plan kitchen and living area, providing ample space for entertaining and comfortable living. The ground floor includes a guest toilet and a storage entrance cupboard, while the upper level features two large double bedrooms one with sea views, two additional storage cupboards, and a practical bathroom. An attic offers additional storage, and there are potential opportunities for extension with the correct planning permissions to make this a larger home. The property's south-easterly orientation ensures it is filled with natural light and warmth, creating an inviting atmosphere. Step outside to a spacious terrace, ideal for family gatherings, BBQs, or relaxing in the sun. Located in a peaceful area with great bus links, the South offers a tranquil lifestyle with excellent connectivity. The property also benefits from nearby parking for added convenience.

📍 3 Cornwall's Parade

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