



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## South District

AES2519 | TOWN HOUSE

## £1,500,000

BEDS: 4 | BATHS: 2 | AREA: 204m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 281.45 Per Month

**Rates:** 62.33 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

Communal Pool   Communal Garden   Partly Furnished   Good condition   Garage/Car Port

### PROPERTY DESCRIPTION

**\*\*For Sale: Charming Four-Bedroom Duplex in Sunset Close\*\*** Welcome to this beautifully maintained four-bedroom duplex in the desirable Sunset Close. This home exudes special charm and features a large, private covered outdoor area perfect for relaxation and entertaining, along with a smaller west-facing front patio that is an excellent sun trap. As you enter, you are greeted by a spacious reception area that seamlessly connects to all parts of the home. To the left, you'll find a bright and inviting living room adorned with west-facing bay windows that fill the space with natural light. This flows into a generously sized kitchen, which includes an open area currently used as a dining room or office, offering the flexibility to serve as a fifth bedroom if needed. At the end of the kitchen, discover a substantial 40m<sup>2</sup> covered patio that overlooks a natural rock face, providing a serene and private space ideal for entertaining guests year-round. Additional conveniences on the ground floor include plenty of storage solutions and a handy downstairs toilet for guests. Venture upstairs to find a cozy single room currently utilized as a small living room, alongside the [...]

📍 3 Cornwall's Parade

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