



## Sunnyside House

Naval Hospital Road

£299,995

Chestertons is delighted to exclusively offer to market this fabulous two bedroom apartment located on a high floor in the most sought after South District area. This lovely apartment is in excellent decorative order and benefits from a bright disposition due to its south westerly orientation and its staggering views to Africa and the Strait of Gibraltar. With two bedrooms and one bathroom, a perfectly formed fitted kitchen and a living space that benefits from incredible sea views, it is easy to see why along with its access to some of Gibraltar's best schools and summertime facilities this development is such an attractive option for those looking for a wonderful family home or a solid rental investment. With access to fantastic outdoor recreational areas including Rosia Bay, Camp Bay and Europa Point we highly recommend viewing this little gem.



## Sunnyside House

Naval Hospital Road

- 2 bed
- 1 bath
- Breathtaking sea views
- Close to local schools
- South west facing balcony
- Located in South District
- Located on a high floor
- Communal roof terrace

### Additional information

Internal: 61 sq m

External: 7 sq m

Service charge £864 pa

Rates £310 pa

## Living room

This room has a bright and spacious feel due to the incredible views into the Bay of Gibraltar, the Spanish coastline and the African mountains to the South. The large glass sliding doors gain you access to the South West facing balcony and the parquet flooring is a lovely original feature.



## Kitchen

Fully tiled with cream cabinetry and a grey granite effect work surface. Appliances include a Balay washing machine, a Taba oven and hob, a fagor extractor fan and freestanding Beko fridge freezer. From the East facing window you gain partial Rock views.



## Master bedroom

Generous size double room bathed in light from the fabulous large glass sliding doors that present you with incredible Westerly views to the

Bay of Gibraltar and the awe-inspiring Rif mountains in Morocco. The room further benefits from inbuilt bedroom furniture and is carpeted.



## Bedroom 2

Double bedroom benefitting from natural light, fitted wardrobes and carpets.



## Bathroom

Fully tiled with white tiles, the room benefits from a white Gala suite which includes a bath with overhead shower attachment and bidet. Storage and shaver power point are also features.

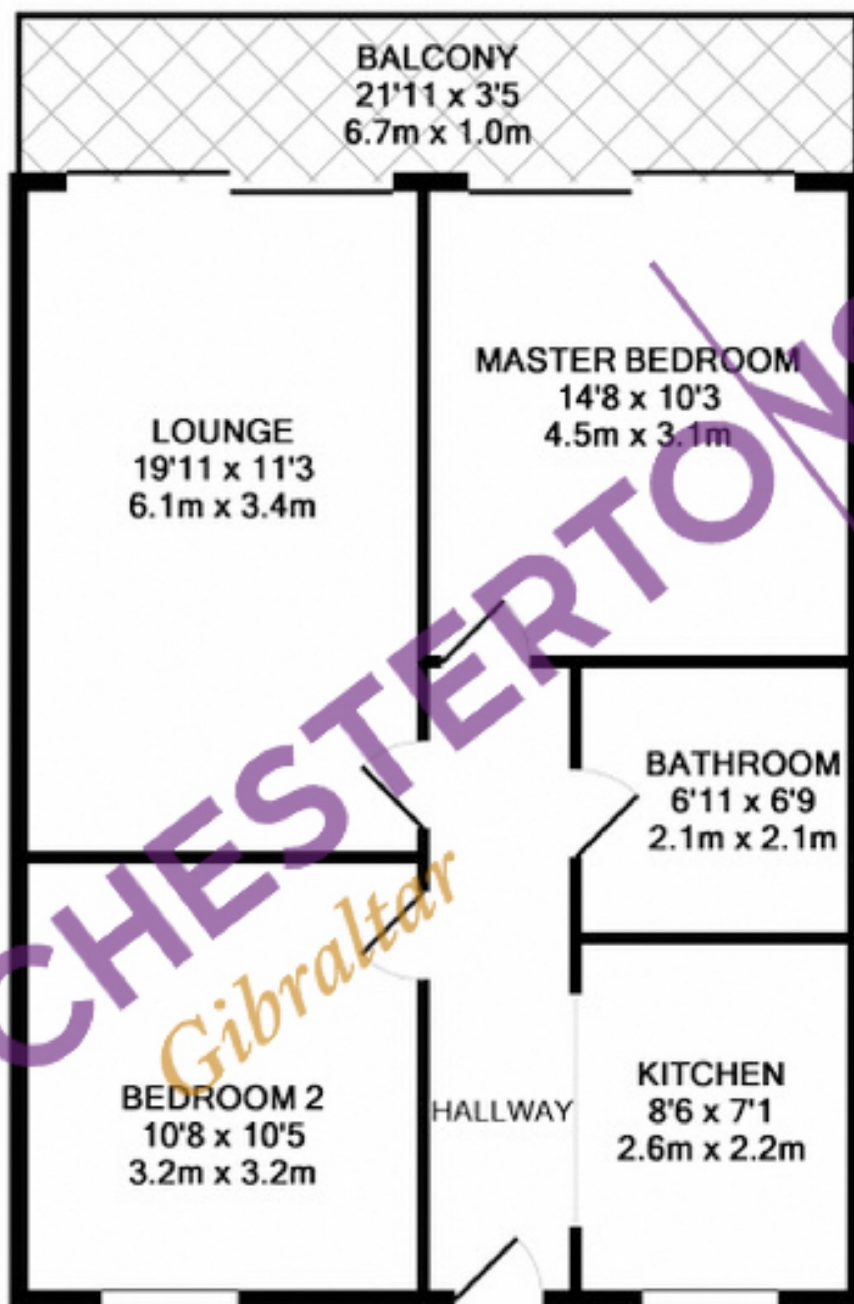


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## Sunnyside House, Naval Hospital Road



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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