



H2S3365

Town house in La Sella Golf Resort

165,000€

3 DOUBLE BEDROOMS. 3 BATHROOMS

VERY SAFE SECURE COMPLEX FOR INDIVIDUALS, COUPLES OR FAMILIES

SUNNY POSITION INCLUDING WINTER SUNSHINE

1 OF THE DOUBLE BEDROOMS ON THE GROUND FLOOR AND A SHOWER ROOM

COMMUNAL FEES 656€ TWICE A YEAR. IBI 88€ ANNUAL. 100m² BUILD SIZE

FABULOUS COMMUNAL CASCADING SWIMMING POOL AND COMMUNAL GARDENS

SPACIOUS HOUSE WITH 3 SEPERATE TERRACES

DOUBLE FRONTED VERY PRETTY HOUSE WITH GROUND FLOOR TERRACE

SITTING ROOM WITH EXPOSED TIMBER BEAMS AND WOOD BURNER

WALKING DISTANCE TO AMENITIES, TENNIS CLUB, HORSE RIDING, RESTAURANTES

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

End of terrace town house built in 1994 situated on the beautiful Zarzas complex on La Sella Urbanisation. With 3 very spacious double bedrooms, 3 bathrooms, 3 spacious terraces and beautiful communal gardens and cascading swimming pool.

The approach to the town house is a very striking double fronted pretty frontage. With a spacious terrace with plenty of space for dining and entertaining, outside lighting and door leading to the lounge.

Lounge has beautiful barreled ceilings with exposed timber beams, ceiling light and a very Spanish feel about it, an inset wood burning stove, 2 windows to the side elevation, double opening doors to the front terrace. Open arch leading to the kitchen with a breakfast bar, arch to a hall with doors off to the ground floor bedroom and shower room, door to the utility room and stairs to the first floor.

Kitchen with a range of base and wall units, single sink and drainer with a mixer tap over, window to the side elevation, fitted hob, extractor, microwave, dishwasher, fridge freezer and inset spotlighting.

Utility room with space and plumbing for washing machine, wall mounted water heater, shelving and general storage with lighting.

Hall with built in airing cupboard with shelving and separate cupboard over, lighting and door to bedroom 3.

Bedroom 3 is a generous size double bedroom with built in double wardrobes with cupboards over, double opening long windows with shutters overlooking the front elevation and ceiling lighting.

Shower room 3 has a walk-in shower, W.C, wash basin with mirror and lighting over and ceiling light.

1st floor landing with doors off to bedroom 1,2 and family shower room and stairs to the 2nd floor roof terrace.

Bedroom 1 with double opening doors leading to a spacious terrace, two windows to the side elevation, ceiling light and fan, built in double wardrobes with cupboards over and an ensuite bathroom.

Ensuite bathroom with a full-length bath with a shower over, W.C, bidet, vanity unit with mirror and lighting over and cupboards beneath, ceiling light and heater.

Bedroom 2 is a twin bedroom with built in double wardrobes with cupboards over, ceiling light, double opening doors leading to the terrace.

Terrace off bedrooms 1 and 2 has plenty of seating for morning breakfast or just relaxing with a book, lighting and a very sunny position. The views from the terrace over look the beautiful communal gardens with an array of indigenous plants and trees.

Shower room 2 with a walk-in shower, W.C, wash basin with mirror over and lighting.

2nd floor landing has a window, lighting and a door to the roof terrace.

Roof terrace is very spacious with views over the gardens and views towards Montgo mountain and national park, a glimpse view of the sea. Plenty of entertaining space, sunbathing space and BBQ area. One of the largest roof terraces I have seen on this complex.

The communal gardens are very well maintained, with a lovely cascading swimming pool, the house is a nice distance away as to not hear people in the pool, but close enough that you can just pop over to it. Within walking distance to two very popular restaurants, local supermarket, tennis club and a short drive to La Sella Golf course. Denia is a 10-minute drive by car, the beaches are 10 minutes away and Javea is 15 minutes' drive. Plenty of other local restaurants within a few minutes' drive. A lovely safe clean urbanisation. If you like walking then plenty of local countryside walking routes around the local hillsides and also Montgo National park.