



Duffy & Company

+1 268 729 2020

office@duffy.ag

W1607 Woods Mall
St. John's, Antigua

www.duffy.ag

ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

HILLSIDE COTTAGE, PATTERSONS, FALMOUTH, ANTIGUA PRICE US\$575,000



A perfectly located Caribbean villa, standing in a 0.4 acre secluded garden and benefitting from a rare combination of being in a quiet position with sea views yet having very good road access and within only ten minutes to English Harbour with its bars, restaurants and shops and the popular Pigeon Point and Galleon Beaches.

The property has three double bedrooms, 2 bathrooms (one en suite), a cloakroom/utility room, study and storage area, good sized living room, kitchen and a part covered veranda for al fresco dining. As well as the en suite bathroom, the master bedroom has a walk-in wardrobe/dressing room.

The fully fenced garden is stocked with tropical shrubs, bushes and trees and is well screened from the neighbours. There is also parking for at least three cars.

Within the garden is a small studio with its own veranda and is currently used as an artists workshop but could be converted to guest accommodation.

There are two cisterns as well as a mains water connection. Hot water is by a solar heater and there is a generator for the occasional power cut. Below the house are two store rooms, one containing the water pumping system.

The capital of St. John's with its supermarkets and a variety of other shops is about half an hour away as is the international airport.

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