

## THE SEA HOUSE, MAMORA BAY, ANTIGUA

**PRICE US\$1,350,000**



Located on the water's edge in Mamora Bay with its own small causeway/island which could be adapted to a jetty plus there are two adjacent small beaches, this extensive property offers substantial accommodation on three floors with views over Mamora Bay and the open sea. The house faces the cooling south easterly trade winds.

The house is approached on the upper level where there is a large parking area and an outside deck. On this floor is a large T-shaped lounge/dining room/kitchen area with a central staircase to the middle floor. Three bedrooms, two bathrooms and a cloakroom lead off the lounge area.

The middle floor comprises a further two bedrooms, lounge/kitchen, 2 bathrooms and a cloakroom. The swimming pool is located on this level and, approached from the outside, is the laundry/store room.

Also approached from the outside is the lower floor arranged as a separate apartment comprising 2 bedrooms, a kitchen/living room and a shower room. Additionally, on this level there is a garage/boat house and a small causeway/island which could be converted to a dock.

All windows have electric hurricane/security shutters, there is an emergency generator and solar electricity/water heating. Mains electricity connected. 37,000 gallon cistern. Ample parking space.

The garden comprises about two thirds of an acre and is mature and well maintained with a great variety of plants, shrubs and bushes.

With a good record of holiday lettings, the property offers the opportunity as a good investment or as a substantial, exclusive and chic family home.

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