



Sedgemoor Heights

Camps Bay luxury villa [3 Bedrooms, 4 Bathrooms]

Sedgemoor Heights is a spacious, airy and very comfortable 3 bedroom with the most spectacular sea and mountain views.

Apart from this the location is unbeatable – a short 5 minute walk to Camps Bay beach - with this combination you can't go wrong! Upon entering the property and up the 1st flight of stairs you enter the living area where you are immediately struck by the panoramic sea and mountain views.

"Panoramic views and perfect location"



General

- 2 level semi detached house approx 280 sqm
- Mountain and full sea views
- Approximately 5 minutes walk to the beach
- Telephone / wireless internet / fax
- 24 hour monitored alarm
- Cleaning twice weekly/ pool service twice weekly
- Child safety issues –pool deck with steep drops, balconies, 2 exposed flights of stairs

Living and Dining

- Main lounge open plan with kitchen and dining area leads onto patio
- Second lounge / TV lounge leads onto dining area
- Plasma TV / DVD / satellite / surround sound
- Dining area for 8 guests
- Fully equipped kitchen with breakfast bar (3)
- Laundry room with washing machine and tumble drier
- Sea views from lounge, kitchen and dining area
- Study area with desk and fax machine (with day bed)
- Guest toilet off TV lounge (with shower)
- Fire place in TV lounge
- Underfloor heating and air con

Outdoors

- Exteriors approx 50 sqm, pool 3m x 4 m
- Outdoor dining for 8, 2 Loungers, gas BBQ
- Off street parking for 2 cars

Master Bedroom

- King bed and en-suite with jacuzzi bath and shower (sea view from bath), leads onto balcony
- Sea views
- Air con, under floor heating, phone
- Satellite TV/DVD

2nd Bedroom

- Twin beds (king on request) and separate bathroom with shower
- Sea views , leads onto balcony
- Under floor heating, Satellite TV

3rd Bedroom

- Twin beds and en-suite bathroom with shower
- Partial sea views and views of Lions Head
- Satellite TV

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