



## BEACH VIEW TERRACES GIBRALTAR

**S1236 | Bedrooms: 2 | Bathrooms: 1  
£335,000**

Discover this spacious Type 2, two-bedroom apartment situated in the highly regarded Beach View Terraces community.

Positioned on the 9th floor of Sea Shell House, the residence enjoys a west-facing orientation that fills the interiors with natural light and offers glimpses of the sea as well as evening sunset colours. At the centre of the home is a bright, open-plan living and kitchen area that extends directly onto a private 4m<sup>2</sup> balcony.

This inviting outdoor corner is ideal for relaxing after a long day or enjoying the warm afternoon glow. Comfort has been thoughtfully prioritised, with air-conditioning installed in both the lounge and the master bedroom to maintain a pleasant atmosphere throughout the seasons. The apartment is presented partly furnished, giving future owners the option to settle in right away or tailor the space to their individual taste.

A dedicated parking space is included in the sale, providing valued practicality in such a well-established development. Perfect for those ...

### PROPERTY DETAILS:

<b>Service charges:</b>	£85.84 per month
<b>Current rates:</b>	£86.13 per quarter
<b>Parking:</b>	Underground Parking
<b>Interior Size:</b>	81m <sup>2</sup>
<b>Exterior Size:</b>	4m <sup>2</sup>