BRIAN FRANCIS & ASSOCIATES









UPPER TOWN
GIBRALTAR

S1196 | Bedrooms: 2 | Bathrooms: 2

£469,600

PROPERTY DETAILS:

Service charges: Nil
Current rates: £35 per month
Interior Size: 97m^2

Situated in the desirable **Upper Town** area of Gibraltar, this charming property on **Flat Bastion Road** offers a rare combination of character, space, and potential. Set across **three levels**, it enjoys a practical and versatile layout ideal for modern living.

The top level, which serves as the main entrance, benefits from direct road access and boasts beautiful **sea views** towards the west—perfect for **enjoying sunsets over the Bay**. This level sets the tone for the rest of the home, offering a warm welcome and a taste of the property's elevated position.

On the middle floor, you'll find a fully fitted kitchen, a comfortable living room, a bathroom, and a generously sized bedroom. This level is perfect for both relaxing and entertaining, with its **well-proportioned spaces** and **natural light.**

The lower level houses the master bedroom, complete with **ample built-in storage**, a quirky and **stylish** bathroom, and a separate **utility room.** …

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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