



# ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

## **GALLEON HEIGHTS, ENGLISH HARBOUR, ANTIGUA**

**PRICE US\$1,495,000**



Situated in one of the prime locations in English Harbour, Galleon Heights stands at the top of the gated community of Galleon Beach with views across Freeman's Bay and out across the Caribbean Sea to the island of Montserrat.

English Harbour with the renowned Nelson's Dockyard is now a World Heritage and development is heavily restricted and controlled to preserve the character of the area.

The house was constructed about 25 years ago and purchased by the current owners fifteen years ago who modernised the property and added a totally independent solar powered electrical system which is more than sufficient to run the house.

The accommodation comprises a large open plan living room/dining room and kitchen with additional sitting and dining areas on the full width veranda which runs across the front of the house.

There is a single bedroom on the main floor with an en-suite bathroom which doubles as a guest cloakroom.

The lower floor has two similar sized double bedrooms with en-suite bathrooms and doors to the lower veranda and swimming pool which has been entirely refurbished. There is also a single garage. The house has hurricane shutters some of which are electrically operated. All bedrooms are air conditioned and there are ceiling fans to all rooms and the main veranda.

Galleon Beach has 24 hour security and the communal areas are maintained by the residents and a very low monthly cost.

The village of English Harbour with its bars, restaurants and shops is just a few minutes drive and both St. John's and the international airport are about half an hour away.

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