

# Roche Bonne 28



Awarded 4-star grading by the Tourism Grading Council of South Africa

Physical address: 28 Roche Bonne Avenue

Location: Seaside Longships

Sleeps 14 (4 x rooms and 2 x bunk rooms)

Children welcome - **\*Please note that there is no pool safety net**

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## Entry into open plan living area

(direct access down steps from garage or via steps from street level)

### Lounge – open plan with dining and kitchen

- L-shaped couch, seating for approximately 8 people
- TV – Netflix - Dstv
- Gas fireplace
- Doors open to patio and pool area

### Dining Area – open plan with lounge and kitchen

- Rectangular 10 seater dining table
- Stacking doors open to patio – braai / barbeque area

### Kitchen – open plan with lounge and dining

- Long serving counter with 5 stools
- Prep bowl
- Drinking water filter
- Large fridge / freezer
- Nespresso coffee machine
- 5 Plate gas hob with extractor hood
- Electric oven
- Solardom microwave

Storage shelves, sink, extra bar fridge and guest cloakroom links kitchen to scullery

### Scullery - separate

- Sink
- Dish washer
- Washing machine
- Tumble dryer
- Fridge
- Laundry basin
- Back door opens to courtyard with drying area

### Games Room

- Fridge
- Prep sink
- Ice machine

- High top table with 10 stools
- TV – smart Tv – Dstv - Netflix
- Sound system with Built in speaker system
- Table tennis/pool table conversion
- Dart board
- Leads onto patio

#### **Patio - covered**

- 10 – 12 seater dining table
- 2 Armchairs
- 2 couches
- Coffee table
- Bench seat
- 2 x Adirondack chairs
- Overlooks the green belt
- Built in gas braai
- Wood burning pizza oven
- Prep sink
- Built in speaker system
- Pool – please note that there is no pool safety net
- Sun loungers

#### **Separate guest cloakroom – off lounge**

#### **Bunk bedroom – off lounge**

- 2 built in double bunks – sleeping 4
- TV – plays Dstv from pyjama lounge decoder
- Dressing area and separate en-suite;
- Double basins/shower/toilet
- Patio door to garden boardwalk

#### **UPSTAIRS**

#### **Pyjama lounge**

- Seating for 6 – 8 people
- Large TV – Netflix – Dstv – plays same channel to bunk bedroom
- Closed combustion fireplace

#### **Bedroom 2**

- King size bed
- 2 Armchairs
- Bedside pedestals with lamps

#### **Bathroom for Bedroom 2 & guest bathroom**

- Shower, basin, toilet

#### **Bedroom 3**

- Queen size bed
- Bedside pedestals with lamps
- Desk

- Open en-suite – shower, basin, toilet
- Faces green belt

**Family Bathroom** – Shared by bedrooms 4 & 5

- Bath, Shower, basin, toilet

**Bedroom 4**

- 2 Single beds
- Bedside pedestals with lamps
- Faces green belt

**Bedroom 5**

- 3 Sleeper double bunk – double bed under & single above
- Bedside table
- Faces street

**Bedroom 6 – Master Bedroom**

- King size bed
- Pedestals with lamps
- Desk & chair
- Balcony with outdoor shower
- Walk in dressing area
- En-suite with Bath, shower, twin vanity basins, separate toilet

**Storage under garage for boogie boards etc.**

**Equipped**

- Alarm
- Wi-Fi
- DSTV
- Chest freezer in garage next to scullery
- 4 Beach chairs, cooler boxes, beach towels
- Inverter
- Outdoor showers – on boardwalk & master balcony

**Parking**

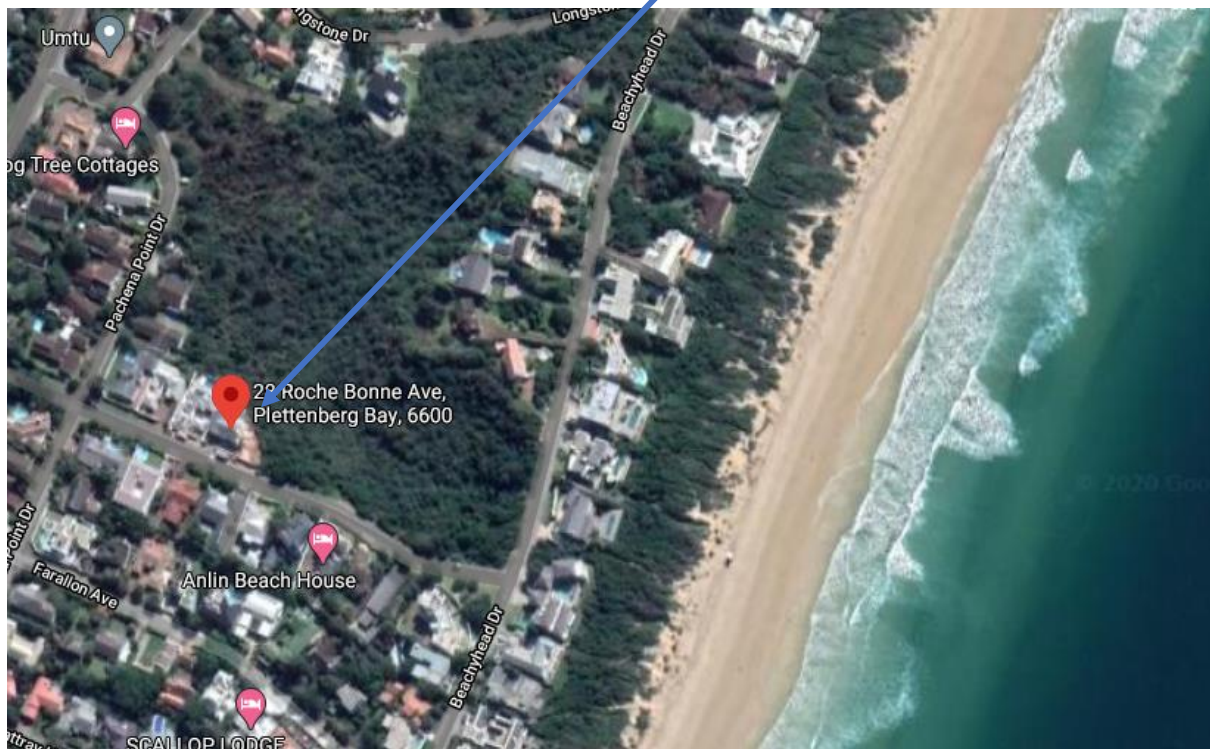
- Single garage
- Off street parking for three cars

**House Rules**

- No smoking
- No pets

**Housekeeping Services**

- Included Mon – Fri excl public holidays
- 2<sup>nd</sup> staff for over 6 pax for tenants account
- Garden & pool cleaned every Thursday



*We trust you will enjoy this stunning property!*