

Roche Bonne 28



Awarded 5-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**

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 and 10 chairs
- Sliding 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 and milk frother
- 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 and laundry room - separate

- 4 x Sinks
- 2 x Dishwashers
- 1 x Washing machine
- 1 x 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

- Dining table with 10 chairs
- 2 Armchairs
- 1 x Hanging chair
- 2 x 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
- 2 x Sun loungers

Separate guest cloakroom – off lounge

- Toilet
- Basin

Bunk bedroom – off lounge

- 2 built in double bunks – sleeping 4
- TV – plays Dstv from pyjama lounge decoder
- Ceiling fan
- Dressing area and separate en-suite bathroom
 - 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

- 1 x King size bed
- Desk
- Wardrobe
- 1 x Armchair
- Bedside pedestals with lamps

Bathroom for Bedroom 2 & guest bathroom

- Shower, basin, toilet

Bedroom 3

- 1 x Queen size bed
- Bedside pedestals with lamps
- Desk and chair
- Open en-suite bathroom – shower, basin, toilet
- Faces green belt

Family Bathroom – Shared by bedrooms 4 & 5

- Bath, Shower, basin, toilet

Bedroom 4

- 2 x Single beds
- Bedside pedestals with lamps
- Built in cupboards
- Faces green belt

Bedroom 5

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

Bedroom 6 – Master Bedroom

- 1 x King size bed
- Pedestals with lamps
- Desk & chair
- Balcony with outdoor shower
- Walk in dressing area
- En-suite bathroom 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
- Standing fan
- Inverter
- Outdoor showers – on boardwalk & master balcony

Parking

- Single garage
- Off street parking for three cars

House Rules

- No smoking
- No pets
- No parties

Housekeeping Services

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

We trust you will enjoy this stunning property!

