

LULWORTH

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

2,487

SQ FT

£940,000 LOCAL MARKET, ST. SAVIOUR

Lulworth is a delightful detached Victorian residence, set within the highly sought-after parish of St Saviour and just a short walk from the beautiful beaches of Vazon and Perelle Bay.

Presented in excellent order throughout, the property offers well-proportioned accommodation arranged over three floors, with the benefit of excellent storage and a layout that suits both family life and home working.

The ground floor comprises a welcoming entrance hall, cosy sitting room, dedicated study and a stylish open-plan kitchen and dining area which flows into a bright conservatory. A utility room, cloakroom and a versatile third bedroom or playroom complete this level.

On the first floor there are two generous double bedrooms, including a principal suite with en-suite shower room, together with a separate family bathroom. The top floor offers a useful store room, a spacious attic room and additional eaves storage, ideal for those requiring extra space.

Outside, the property enjoys a...



LIVINGROOM
The Channel Island Estate Agent



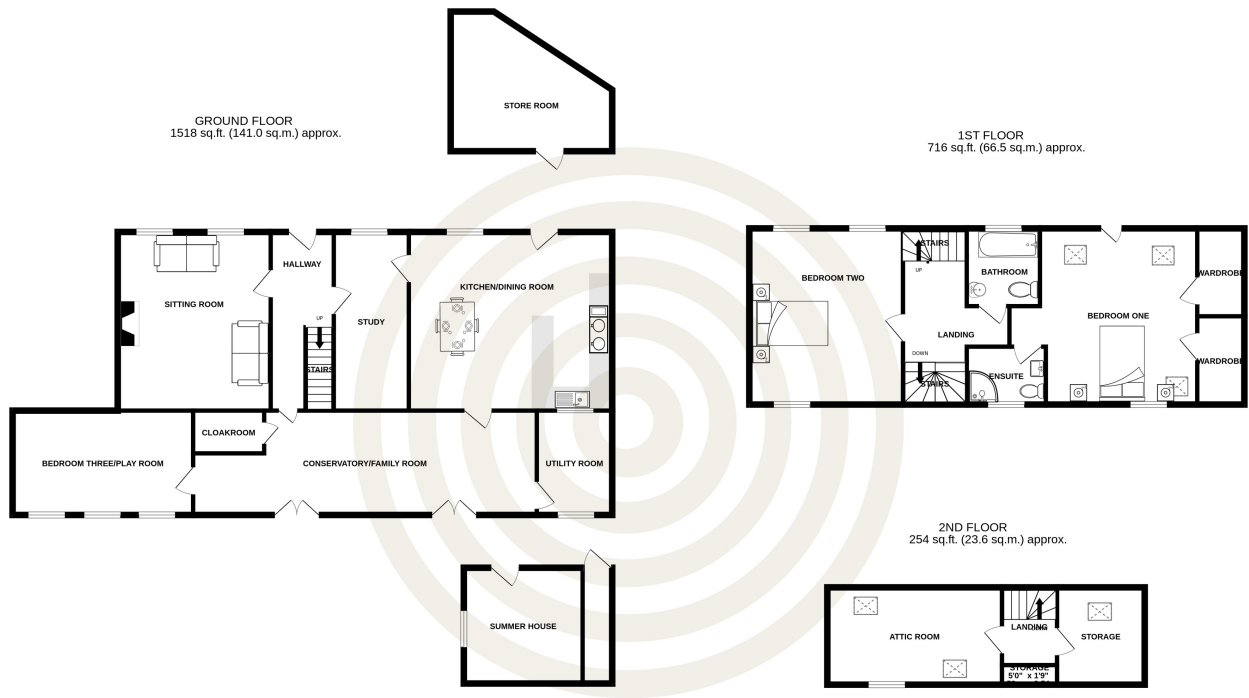








FLOORPLAN LULWORTH



TOTAL FLOOR AREA : 2487 sq.ft. (231.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance hall	
Sitting room	14'7 x 13'10
Study	14'7 x 6'9
Kitchen/dining room	18'5 x 16'1
Conservatory	3'11 x 9'3
Utility room	8'10 x 6'9
Cloakroom	
Bedroom three/playroom	15'0 x 8'5

FIRST FLOOR

Landing	14'7 x 5'4
Bedroom two	14'7 x 14'2
Family bathroom	7'1 x 5'3
Primary bedroom	13'10 x 13'7
En-suite shower room	7'0 x 5'4

SECOND FLOOR

Attic room	16'8 x 8'9
Store room	8'0 x 7'3

SECURE STORE ROOM

SUMMER HOUSE

KEY FACTS

Beautiful detached Victorian property
Close to Vazon and Perelle Bay
Excellent order throughout
Good living space
Garden and summerhouse
External store room and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating
Electric underfloor heating in bathrooms

APPLIANCES

Oil aga
Siemens oven and hob
Dishwasher
Miele washing machine
Fridge/freezer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

La Houquette Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£940,000



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