

CHISWELL HOUSE



6

BEDROOMS

2

BATHROOMS

1,964

SQ FT

5.2%

YIELD

£898,000 LOCAL MARKET, ST. MARTIN

A beautiful and easily maintained family home, situated in the heart of St. Martin, within a short stroll of the primary school, cliff walks, restaurants and shops. The property offers well-proportioned accommodation over three floors. The ground floor comprises sitting room/dining room, study, kitchen/breakfast room with adjoining utility room, cloakroom/WC and integral access to the garage. The first floor includes four-bedrooms, the primary bedroom with en-suite bathroom and family shower room. There are two further bedrooms situated on the second floor. Externally, there is parking for two cars in front of the garage and enclosed garden to the rear - with good privacy and a charming South-facing, paved garden to the front which enjoys both daytime and evening sunshine. Internal viewing is essential to appreciate this excellent family home. (N.B - no onward chain).



LIVINGROOM

The Channel Island Estate Agent



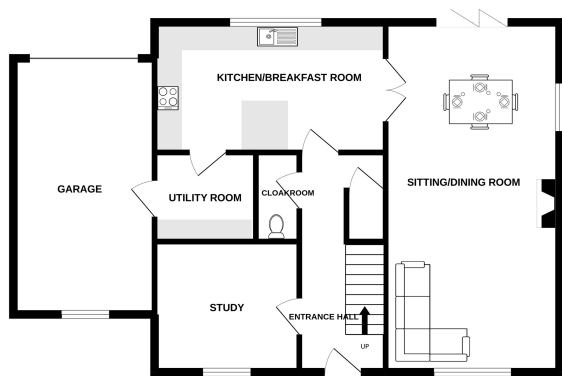




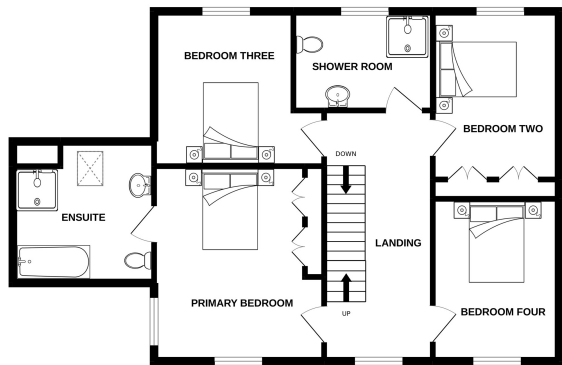




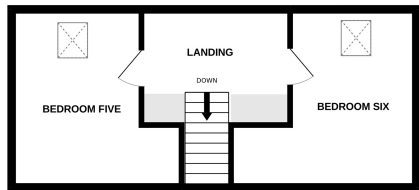
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 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	15'2 x 6'0
Kitchen/breakfast room	16'0 x 9'0
Utility room	7'0 x 6'2
Sitting/dining room	24'2 x 12'0
Study	9'9 x 9'0
Cloakroom/WC	6'2 x 3'0
Garage	17'9 x 9'9

FIRST FLOOR

Landing	
Primary bedroom	13'6 x 11'9
En-suite bathroom	9'9 x 9'9
Bedroom two	12'7 x 8'9
Bedroom three	10'6 x 9'8
Bedroom four	11'3 x 8'9
Shower room	9'0 x 6'10

SECOND FLOOR

Landing	
Bedroom five	12'4 x 12'4
Bedroom six	12'4 x 12'0

KEY FACTS

Beautiful family home in a much sought after location
Enclosed rear garden and south facing front garden
Garage and parking
Walking distance of St Martins school and Moulin Huet Bay
No onward chain/good investment property

SERVICES

Mains water and electric

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Bosch oven
Bosch dishwasher
Neff fridge/freezer

INCLUSIONS

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

SCHOOL CATCHMENT

St Martin's Primary School
Les Beaucamps 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.

£898,000



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