

CHAN-DILY



3

BEDROOMS

2

BATHROOMS

1,847

SQ FT

£1,095,000 LOCAL MARKET, ST. SAVIOUR

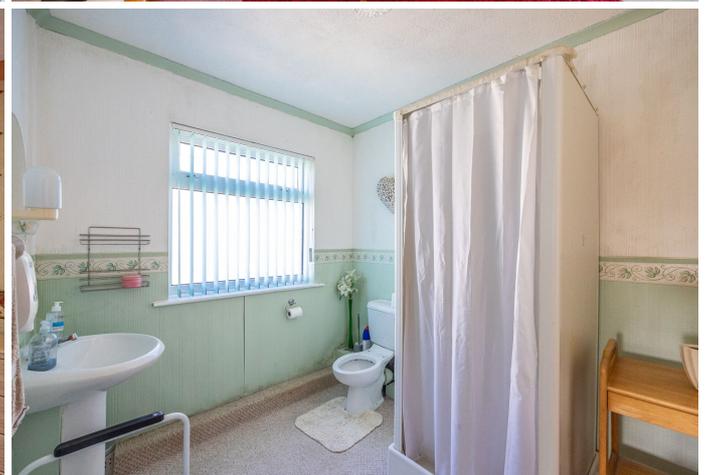
Chan-dily is a detached bungalow occupying a generous coastal site at Le Crocq Bay - situated between Richmond and Perelle Bay. Boasting exclusive, direct beach access, the well-loved bungalow has been a cherished family home since 1964, and is now offered to the market with the potential for a new purchaser to create their own special property. The land also has steps which lead up and over a shingle bank directly onto the beach. With spectacular West Coast sunsets, this is a truly special home in a unique and peaceful location.



LIVINGROOM
The Channel Island Estate Agent



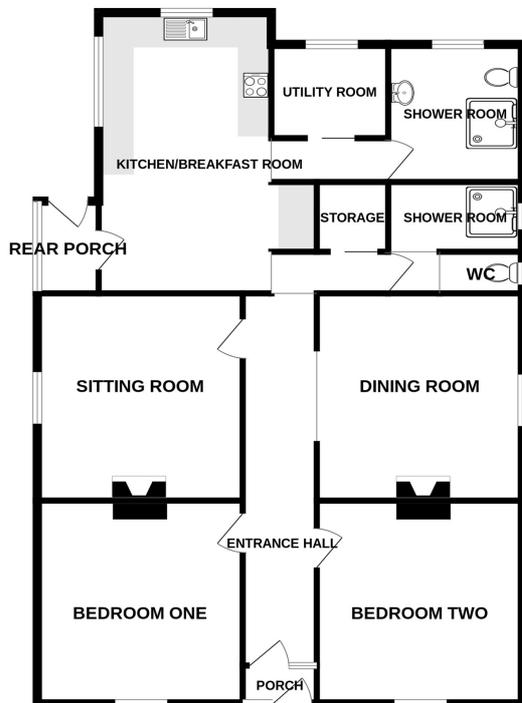
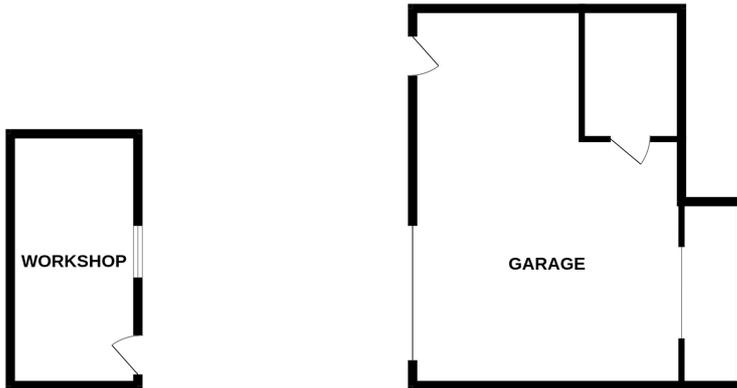








GROUND FLOOR
1847 sq.ft. (171.6 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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

Porch	4'8 x 2'5
Entrance hall	24'5 x 4'8
Bedroom one	13'0 x 13'0
Bedroom two	13'0 x 13'0
Bedroom three/dining room	13'3 x 13'0
Sitting room	13'3 x 13'0
WC	5'3 x 2'8
Wet room (shower room)	8'6 x 4'6
Kitchen/breakfast room	17'11 x 10'11
Utility room	6'8 x 6'0
Shower room	9'2 x 7'3
Rear porch	5'11 x 3'11
Garage	17'0 x 24'1
Workshop	16'1 x 8'1

KEY FACTS

PROJECT PROPERTY
 Detached bungalow
 Located on a generous site with direct beach access
 Occupying just under an acre of land
 Workshop and garage/store

SERVICES

Mains services
 Borehole water

DRAINAGE

Cesspit drainage

HEATING

Gas central heating

APPLIANCES

Cannon Hotpoint double oven and hob
 Hotpoint fridge
 Indesit dishwasher
 Hotpoint washing machine

N.B.

The property also owns a small section of beach just over the shingle bank

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.

£1,095,000



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