

BEGGARS ROOST



3

BEDROOMS

2

BATHROOMS

1,358

SQ FT

0.1

ACRES

£1,195,000 ST. MARTIN

This beautiful, detached property has been completely refurbished, ensuring a fresh and updated interior and exterior. The ground floor of the property accommodates 3 bedrooms and 2 bathrooms, providing comfortable and convenient living spaces for residents. On the upper level, there is a large sitting room that takes full advantage of the far-reaching sea views and surrounding field views. This room offers a tranquil space to relax and appreciate the beautiful scenery. There is a patio garden attached to the property, offering a private outdoor area for relaxation and leisure activities. Additionally, there is a separate entertaining space, perfect for hosting gatherings or enjoying outdoor meals. The property benefits from ample parking space, with parking available for up to 4 vehicles. The property is conveniently located within a short walk to Archirondel, providing easy access to the beach and coastal amenities. Furthermore, the property is available immediately, ensuring a...



LIVINGROOM
The Channel Island Estate Agent



















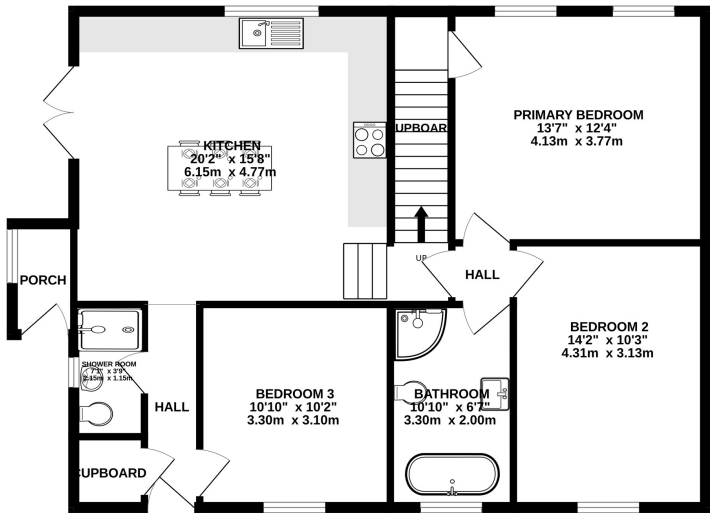




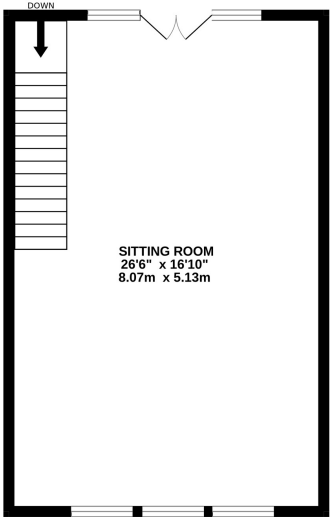




GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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

Kitchen	20'2 x 15'8
Shower Room	7'1 x 3'9
Bedroom 3	10'10 x 10'2
Primary Bedroom	13'7 x 12'4
Bedroom 2	14'2 x 10'3
Bathroom	10'10 x 6'7

FIRST FLOOR

Sitting Room	26'6 x 16'10
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KEY FACTS

A stones throw from Archirondel
Fully renovated throughout
Patio garden and separate entertaining space
Parking for 4 vehicles
Situated in a quiet location
Field and distant sea views
Large arch windows on the upper level
Short walk to the sea front
Available immediately

SERVICES

Mains Drains and Water

HEATING

New electric boiler

PARKING

Parking for 4 vehicles on drive

APPLIANCES

AEG & NEFF appliances

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Martin
Grainville

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.

£1,195,000



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