

# 3, CLIFTON CREST



**2**

BEDROOMS

**2**

BATHROOMS

**1,033**

SQ FT

## £975,000 LOCAL MARKET, ST. PETER PORT

A stunning, elevated development of four brand new houses - all with breathtaking panoramic views over the harbour and Castle Cornet to the neighbouring islands beyond. Built to the highest quality, each house is configured with an entrance level leading down to shower room and two double bedrooms - both with glazed doors opening to a generous balcony enjoying the aforementioned views. The lower level comprises separate utility room, second shower room and open-plan kitchen/living area with direct access to a sizeable paved terrace - perfectly placed to encapsulate the views. Steps lead down to a screened garden with carefully considered planting. Allocated parking for two cars. A rare opportunity to acquire an easily maintained house in the heart of St. Peter Port where businesses, restaurants and marinas are mere moments away (direct pedestrian access down to Mill Street).

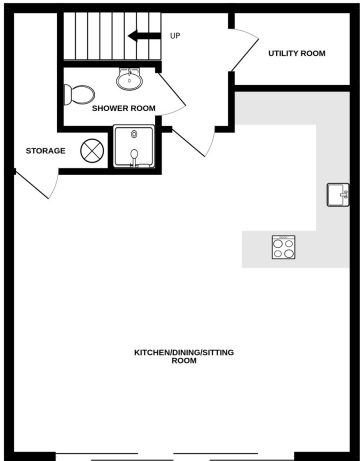


**LIVINGROOM**  
The Channel Island Estate Agent

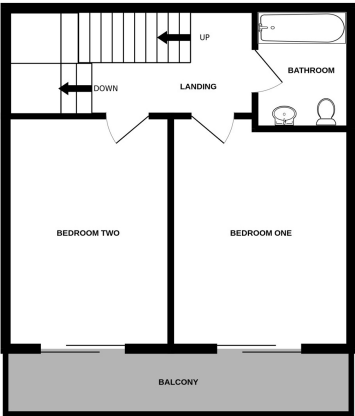




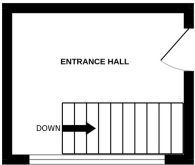
GROUND FLOOR  
533 sq. ft. (49.5 sq.m.) approx.



MIDDLE FLOOR  
405 sq. ft. (37.6 sq.m.) approx.



ENTRANCE FLOOR  
95 sq. ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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## ENTRANCE FLOOR

Entrance hall 10'8 x 8'11

## MIDDLE FLOOR

Landing 14'8 x 6'4

Bedroom one 13'8 x 10'8

Bedroom two 13'8 x 10'7

Bathroom 7'1 x 5'8

## GROUND FLOOR

Kitchen/dining/sitting room 22'1 x 21'7

Shower room 6'3 x 5'9

Utility room 7'3 x 4'8

Storage 10'10 x 5'4

## KEY FACTS

Brand new development of four houses on elevated site

Unrivalled views of the harbour, Castle Cornet and neighbouring islands

Open kitchen/living area with access to terrace and garden

Two bedrooms with large balcony

Parking for two cars

## SERVICES

Mains water and electric

## DRAINAGE

Mains drainage

## HEATING

Electric heating

## APPLIANCES

Siemens electric oven

Siemens combination oven

Siemens hob with integral extractor

Siemens fridge/freezer

Siemens dishwasher

## INCLUSIONS

To include all carpets and fitted flooring, light fittings and appliances as listed.

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.

**£975,000**



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