

ROZEL HOUSE

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

3,050

SQ FT

0.3

ACRES

POA OPEN MARKET, ST. PETER PORT

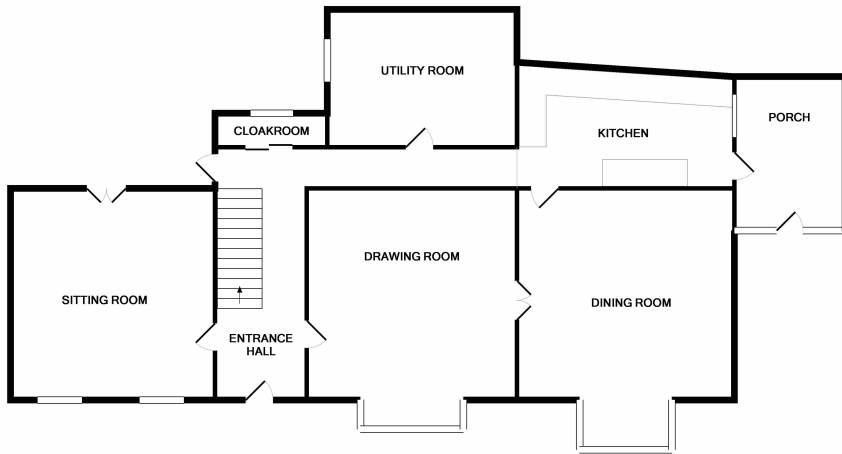
Rozel House is a traditional detached Georgian townhouse situated in a good residential location in St. Peter Port. The property is a PART D registered house of multiple occupancy and offers flexible accommodation with five bedrooms (potentially more), set out over three floors. Externally, the house sits on a large plot, mainly laid to lawn, along with a garage, workshop and parking for numerous vehicles. Furthermore, there is lapsed planning approval to add a sun room, two further bedroom suites and a detached double garage. This elegant house is in a convenient St. Peter Port location and would make a great investment.



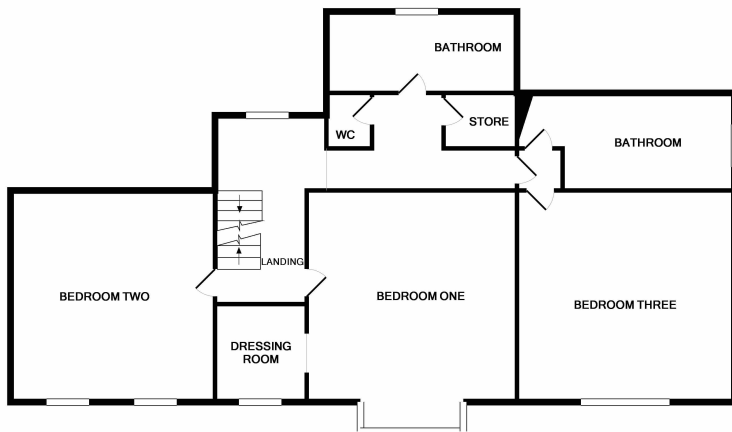
LIVINGROOM

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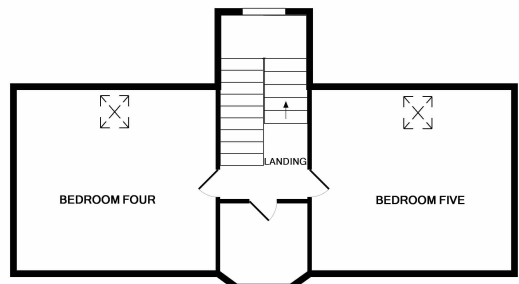




GROUND FLOOR
APPROX. FLOOR
AREA 1323 SQ.FT.
(122.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1180 SQ.FT.
(109.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3050 SQ.FT. (283.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	16'2 x 6'9
Sitting room	15'6 x 15'0
Drawing room	16'2 x 15'7
Dining room	16'2 x 15'9
Kitchen	16'0 x 9'5
Utility room	13'3 x 10'1
Cloakroom	8'3 x 2'6

FIRST FLOOR

Landing	
Bedroom one	15'9 x 14'11
Dressing room	7'2 x 6'7
Bedroom two	15'9 x 14'11
Bathroom	13'6 x 6'6
WC	5'2 x 3'4
Store	
Bedroom three	16'3 x 16'2
Bathroom	16'3 x 9'3

SECOND FLOOR

Landing	
Bedroom four	15'2 x 13'9
Bedroom five	15'2 x 13'9
Bathroom	6'9 x 6'9

KEY FACTS

Detached Georgian townhouse
 Convenient location
 Part D registered house of multiple occupancy
 Large garden and parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas fired central heating

APPLIANCES

TBC

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, 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.

POA



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