

THE LOOKOUT

SOLE AGENT



3

BEDROOMS

1

BATHROOM

1,064

SQ FT

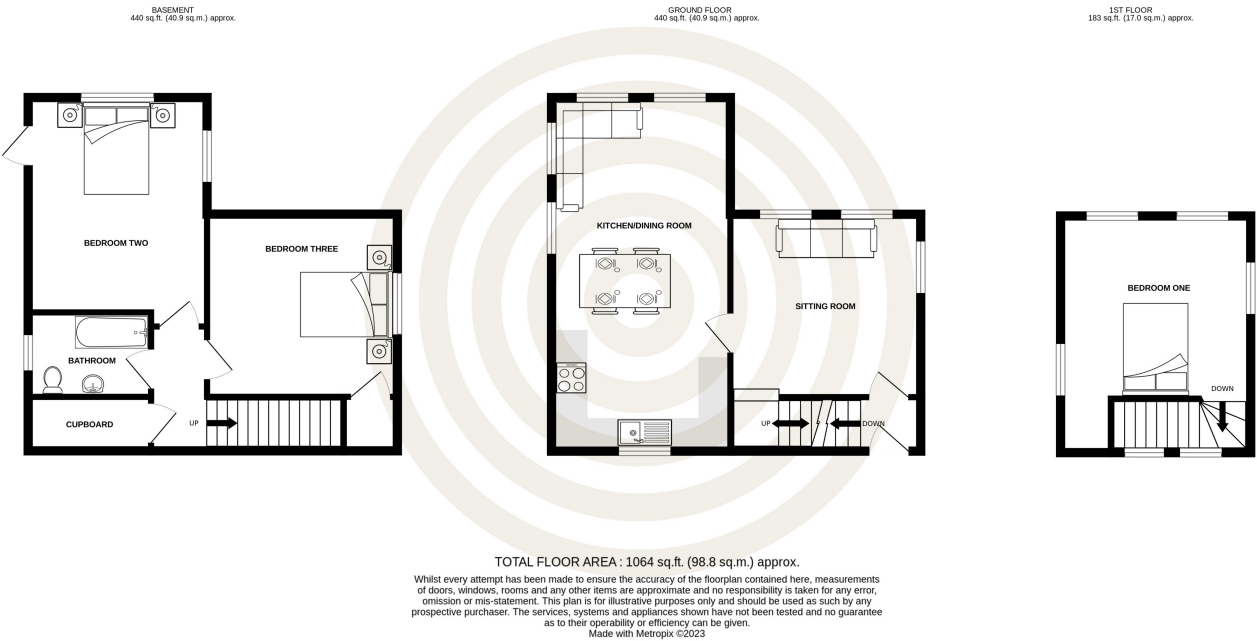
POA LOCAL MARKET, ST. PETER PORT

A rare opportunity to acquire a unique property in a central and elevated position with panoramic rooftop and sea views. 'The Lookout' is a well-presented family home, conveniently situated in the heart of St. Peter Port within a stones throw of the High Street and all of its amenities. The naturally light accommodation is in good order throughout is laid out over three floors comprising entrance hall, sitting room with stunning rooftop and sea views, kitchen/dining room, family bathroom and three spacious double bedrooms. Externally, the property is surrounded by an enclosed garden which is laid to lawn with patio areas. In addition, planning permission has been granted to create parking accessed via Berthelot Street. A truly unique property worthy of closer inspection. Early viewing highly recommended.



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GROUND FLOOR

Entrance	3'5 x 3'11
Sitting room	15'1 x 12'2
Kitchen/Dining room	22'6 x 11'5

FIRST FLOOR

Bedroom One	15'1 x 12'2
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BASEMENT

Hall	7'11 x 3'7
Cupboard	3'5 x 7'10
Bathroom	5'5 x 7'10
Bedroom Two	14'7 x 11'5
Bedroom Three	11'8 x 12'2

KEY FACTS

A truly unique property in an elevated position

Stunning, panoramic rooftop and sea views

Convenient St. Peter Port location

Enclosed garden with lawn and patio areas

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Hotpoint double oven/grill

Hotpoint gas hob

Hotpoint extractor

Integrated fridge/freezer

Indesit dishwasher

Hotpoint washer/dryer

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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