

LAVANDE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,287

SQ FT

POA LOCAL MARKET, ST. PETER PORT

A modern townhouse situated in a quiet street within the heart of St Peter Port, close to Belle Greve Bay and QEII marina. Constructed in 2012, the accommodation is in excellent order throughout and is laid out over three floors with a superb sea view from the upper floors. The ground floor comprises entrance hall, utility room with airing cupboard, cloakroom and a kitchen/dining room with access out to an enclosed courtyard which has a decorative stone border and built-in bench. The first floor has a spacious sitting room, bedroom three, family bathroom and on the top floor is bedroom two and the primary bedroom which has an en-suite shower room, built-in wardrobes and an elevated, panoramic view over Belle Greve Bay towards the North of the island. There is also parking for two vehicles and a storage shed in an adjacent, gated car park. A convenient property for the town worker or investment buyer alike.



LIVINGROOM

The Channel Island Estate Agent



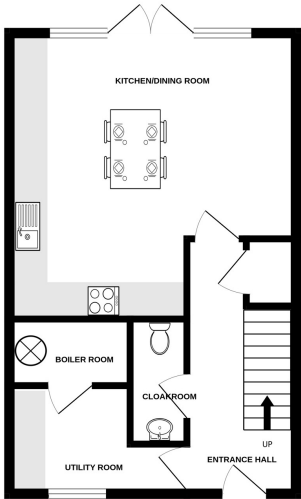




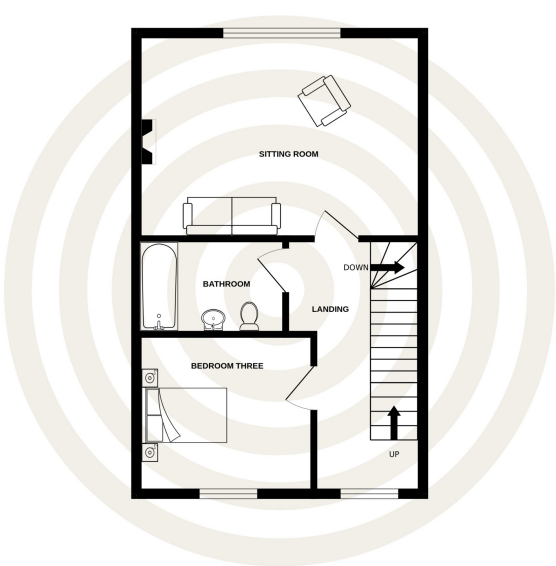




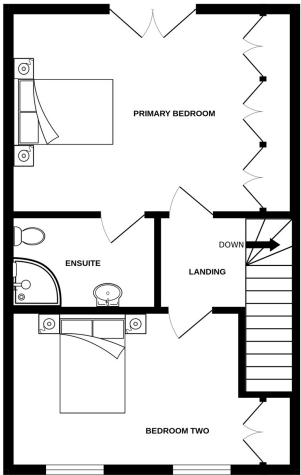
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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

Entrance hall	14'7 x 6'3
Kitchen/dining room	16'4 x 16'4
Utility room	9'7 x 6'2
Cloakroom	7'2 x 3'3
Boiler room	5'11 x 3'10

FIRST FLOOR

Landing	14'7 x 6'3
Sitting room	16'4 x 12'0
Family bathroom	8'1 x 5'5
Bedroom three	9'7 x 8'8

SECOND FLOOR

Landing	6'4 x 5'0
Primary bedroom	16'4 x 12'0
En-suite shower room	7'9 x 5'5
Bedroom two	16'4 x 8'8

KEY FACTS

Modern townhouse
Close to Belle Greve Bay and central Town
Immaculate order throughout
Sea view over the East Coast from the upper levels
Enclosed courtyard
Parking for two vehicles in a secure car park with shed

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating
Radiators

APPLIANCES

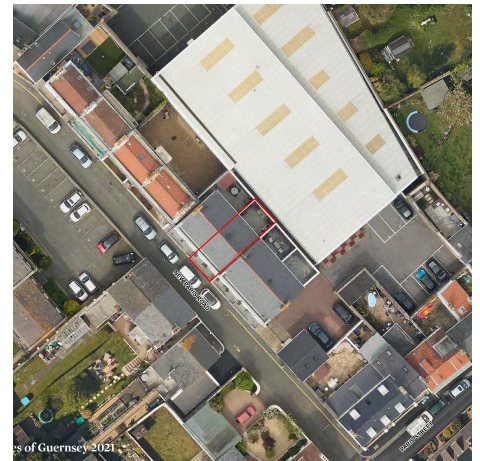
Neff oven
Neff hob
Falmec extractor unit
Neff dishwasher
Neff integrated fridge and freezer
Miele washing machine
Miele tumble dryer

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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