

# BEAU DE LAIRE

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**1,114**

SQ FT

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## £715,000 LOCAL MARKET, ST. SAMPSON

Beau de Laire is a beautifully presented terraced house, situated in a convenient east coast location, offering captivating sea views of the Little Russell and the islands beyond. The stylish property has recently undergone a full renovation and provides notably light accommodation, immaculately presented throughout, over three floors.

This wonderful home comprises an entrance hall, sitting room, and kitchen/dining room on the ground floor. The first floor offers a double bedroom, in addition to the spacious primary en suite bedroom, while a further double bedroom and en suite cloakroom occupy the second floor.

Externally, there is an easily maintained, enclosed garden to the rear, along with parking for two vehicles at the front.

A gorgeous home with generous space and stunning views, highly deserving of closer inspection.

N.B. Planning permission has been granted for the construction of a single-storey extension to the rear; plans are available upon request.



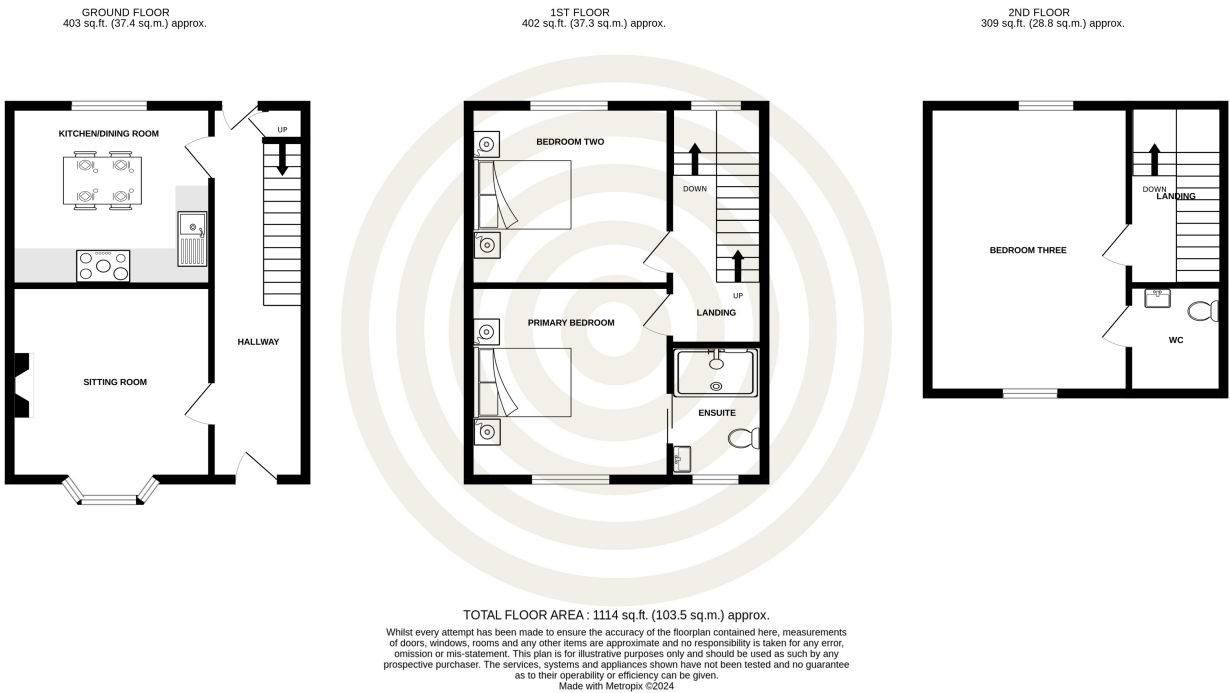
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## GROUND FLOOR

Hallway	22'6 x 5'8
Sitting Room	12'11 x 12'2
Kitchen/Dining Room	10'10 x 12'2

## FIRST FLOOR

Landing	14'5 x 5'8
Primary Bedroom	11'8 x 12'2
Ensuite	8'1 x 5'8
Bedroom Two	10'10 x 12'2

## SECOND FLOOR

Landing	10'10 x 5'8
Bedroom Three	17'4 x 12'2
WC	6'6 x 5'8

## KEY FACTS

Beautifully-presented terraced house  
Convenient seafront location  
East coast, sea views  
Parking for two vehicles  
Enclosed, rear garden

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas central heating

## APPLIANCES

Rangemaster double oven with extractor over  
Bosch fridge/freezer  
Smeg dishwasher  
AEG washing machine  
Bosch 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.

**£715,000**



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