

# 8 BELVEDERE

SOLE AGENT



## 3

BEDROOMS

## 3

BATHROOMS

---

**£3,000 ST. SAVIOUR**

ENTITLED/LICENSED. Livingroom is delighted to introduce this beautifully presented three-bedroom, three-bathroom townhouse located in the exclusive Belvedere development. The accommodation is arranged over three floors with the third bedroom, shower room and utility on the ground floor, a fitted kitchen and a central living area on the first floor with access to a private balcony. On the top floor are two double bedrooms, including a primary bedroom en-suite and house bathroom. There's integral access to a single garage, additional parking and a secure, easy-to-manage garden. It is located within easy reach of all major primary and secondary schools and within walking distance of the local supermarket and pub/restaurant. This property not only provides a fantastic home life but also a well-rounded lifestyle. Available June 2026.



**LIVINGROOM**

The Channel Island Estate Agent

---

















**GROUND FLOOR**

Hallway	24'6 x 6'6
Utility room	8'3 x 6'3
Bedroom three	10'3 x 9'6
Shower room	9'6 x 4'2
Garage	

**FIRST FLOOR**

Kitchen	11'5 x 10'7
Sitting/dining room	18'8 x 18'3

**SECOND FLOOR**

House bathroom	8'4 x 7'0
Bedroom	13'2 x 11'6
Primary bedroom	14'4 x 11'4
En-suite	9'6 x 7'8

**KEY FACTS**

Located near all major schools and within walking distance of a local supermarket and restaurant

Within a prestigious modern development

Immaculately presented

Configured over three floors

Private balcony and secure garden

Integral access and allocated parking

Available June 2026

Pets considered

ENTITLED/LICENSED

**SERVICES**

Mains water and drainage

**HEATING**

Electric heating

**APPLIANCES**

Siemens fridge/freezer

Hotpoint dishwasher

Siemens Oven and Microwave

Siemens Hob

**INCLUSIONS**

To include all items listed in the inventory/condition report

**SCHOOL CATCHMENT**

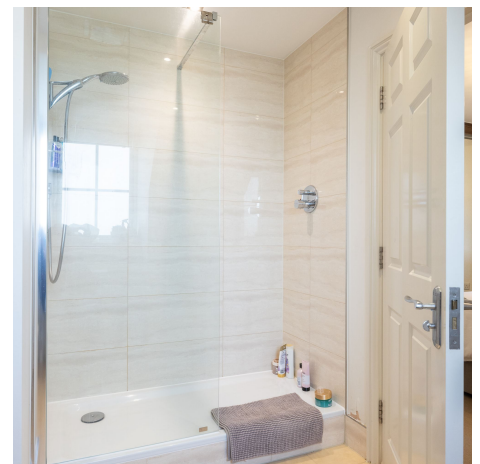
St Saviour  
Grainville

---

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.

---

**£3,000**



**LIVINGROOM**  
The Channel Island Estate Agent