

KAIMHILL

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

2,117

SQ FT

0.2

ACRES

£1,150,000 GROUVILLE

Discover an extraordinary opportunity to transform this floating bungalow into your dream coastal retreat! Nestled in the prestigious and highly desired locale of Grouville, this 1960's gem awaits your creative touch. Boasting three bedrooms, two bathrooms, and 2,117 square feet of space, this property offers endless possibilities. Imagine entertaining friends and family in the expansive wrap-around garden with a charming patio area, or enjoying direct access to Grouville beach via a private pathway. With a double garage and ample parking, this hidden gem is ready for your vision to bring it to life. Don't hesitate to seize the chance to acquire this unique property, conveniently located just a short walk from the beachfront.



LIVINGROOM

The Channel Island Estate Agent











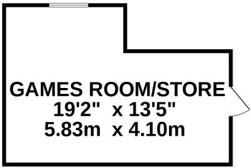




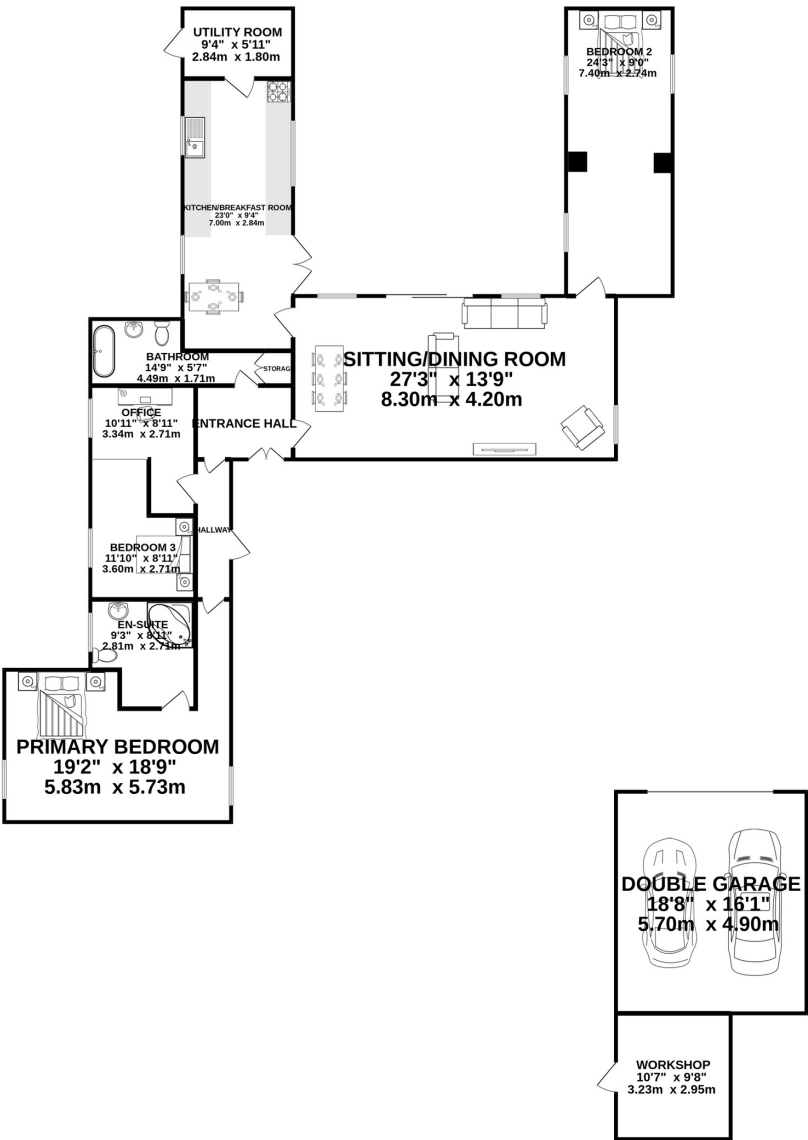




BASEMENT
223 sq.ft. (20.7 sq.m.) approx.



GROUND FLOOR
1894 sq.ft. (176.0 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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.

GROUND FLOOR

Entrance Hall	8'3 x 6'3
Sitting/Dining Room	27'3 x 13'9
Kitchen/Breakfast Room	9'4 x 23'0
Utility Room	9'4 x 5'11
Bedroom 2	9'0 x 24'3
Bathroom	14'9 x 5'7
Bedroom 3	8'11 x 11'10
Office	8'11 x 10'11
Primary Bedroom	19'2 x 18'9
En-suite	8'11 x 9'3

BASEMENT

Games Room/Store	19'2 x 13'5
Garage	16'1 x 18'8

KEY FACTS

Three bedroom 1960's floating bungalow
Property in need of refurbishment
Shared private lane to beach front
No covenants or restrictions
Highly sought after Grouville location
Good bus route

SERVICES

Mains drains and water

HEATING

Oil fired central heating

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grouville
Le Rocquier

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.

£1,150,000



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