

LE LAURIER

SOLE AGENT



6

BEDROOMS

3

BATHROOMS

2,140

SQ FT

0.2

ACRES

POA ST. CLEMENT

Renovation project; A chance to refurbish the existing 4-bedroom property, perhaps transforming it into a lovely family home with a 2-bedroom unit – perfect for rental income or accommodating extended family members. This property boasts a double garage/car port and a large workshop, ideal for DIY enthusiasts or those in need of ample storage space. With parking for up to 7 vehicles. To the rear you will find an expansive rear garden, offering a peaceful retreat or potential for landscaping to create your oasis. A short walk to the beachfront means endless days of sun, sand, and relaxation are just moments away. Plus, with convenient access to a good bus route along the coast road, commuting or exploring the surrounding area couldn't be easier. This opportunity won't last long – seize the chance to make this versatile property your own and unlock its full potential. Available immediately, your next venture starts here!



LIVINGROOM

The Channel Island Estate Agent



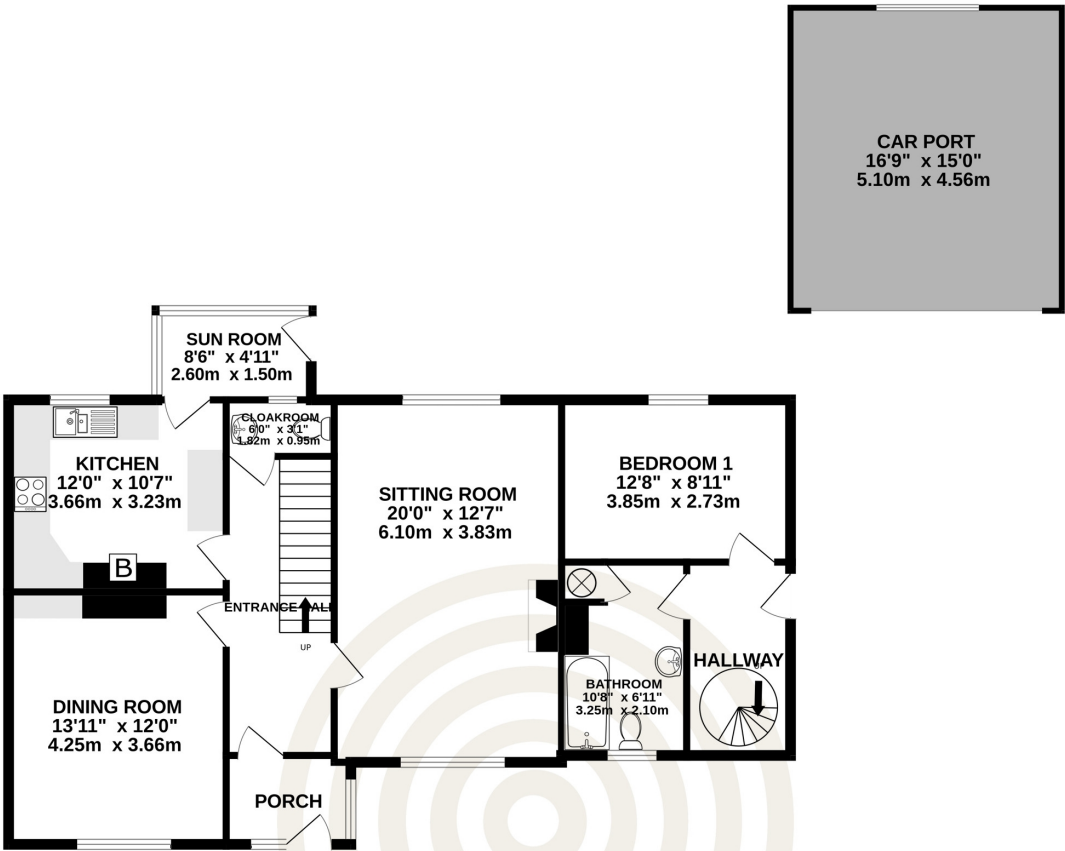




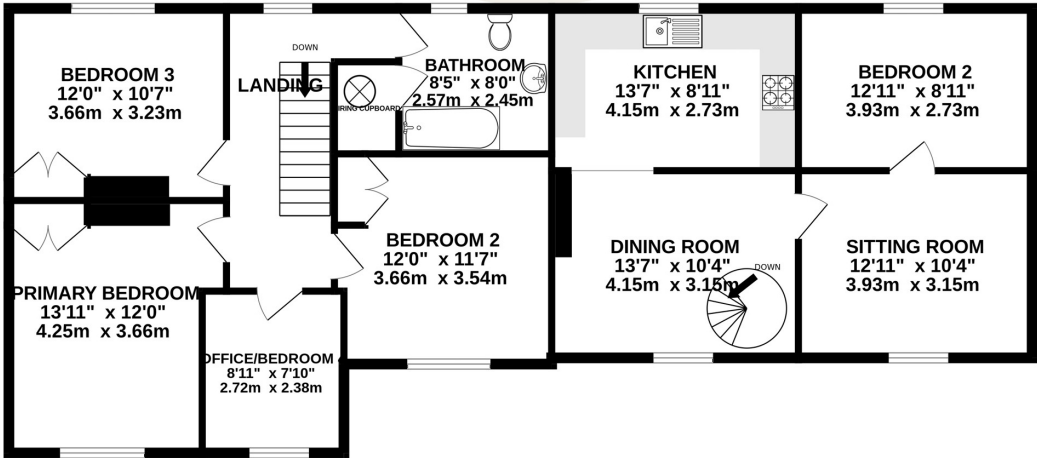




GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
1176 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 2140 sq.ft. (198.8 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 not 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

Porch	6'11 x 4'11
Entrance Hall	6'0 x 16'6
Sitting Room	12'7 x 20'0
Dining Room	12'0 x 13'11
Kitchen	12'0 x 10'7
Sun Room	8'6 x 4'11
Cloakroom	6'0 x 3'1

FIRST FLOOR

Landing	9'6 x 15'7
Primary Bedroom	12'0 x 13'11
Bedroom Two	12'0 x 11'7
Bedroom Three	12'0 x 10'7
Office/Bedroom Four	7'10 x 8'4
Bathroom	8'5 x 8'0

GROUND FLOOR FLAT

Hallway	5'9 x 10'8
Bedroom One	12'8 x 8'11
Bathroom	6'11 x 10'8

FIRST FLOOR FLAT

Dining Room	13'7 x 10'4
Kitchen	13'7 x 8'11
Sitting Room	12'11 x 10'4
Bedroom Two	12'11 x 8'11

CAR PORT

KEY FACTS

A property with flexible prospects
 Refurbish existing 4 bedroom property with 2 bed room unit
 Double garage
 Large workshop
 Parking for 5-7 vehicles
 Large rear garden
 Short walk to the beach front
 On a good bus route on coast road
 Available immediately

SERVICES

Mains drains and water

HEATING

Oil fired central heating

TENURE

Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Samares
 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.

POA



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