

LE POMMIER

SOLE AGENT



2

BEDROOMS

1

BATHROOM

608

SQ FT

4.1%

YIELD

POA ST. BRELADE

Introducing a charming 2-bedroom detached bungalow tailor-made for those seeking the perfect blend of comfort, convenience, and coastal living. Nestled in a highly sought-after location, just a leisurely 10-minute walk from the iconic lighthouse, and a stone's throw away from the breathtaking cliff paths and scenic railway walk. Recently renovated in 2021, this property boasts a modern and inviting open-plan layout, seamlessly integrating the kitchen, living, and dining areas. Flooded with natural light, the living space extends effortlessly onto a private patio garden through sliding doors, offering an ideal setting for alfresco dining or simply unwinding. Accommodation comprises two generously sized double bedrooms, providing ample space for relaxation and restful nights and a well-appointed house bathroom. Outside, the property offers practicality and convenience with tandem parking for up to three vehicles on the driveway, alongside a spacious store cupboard for additional...



LIVINGROOM

The Channel Island Estate Agent



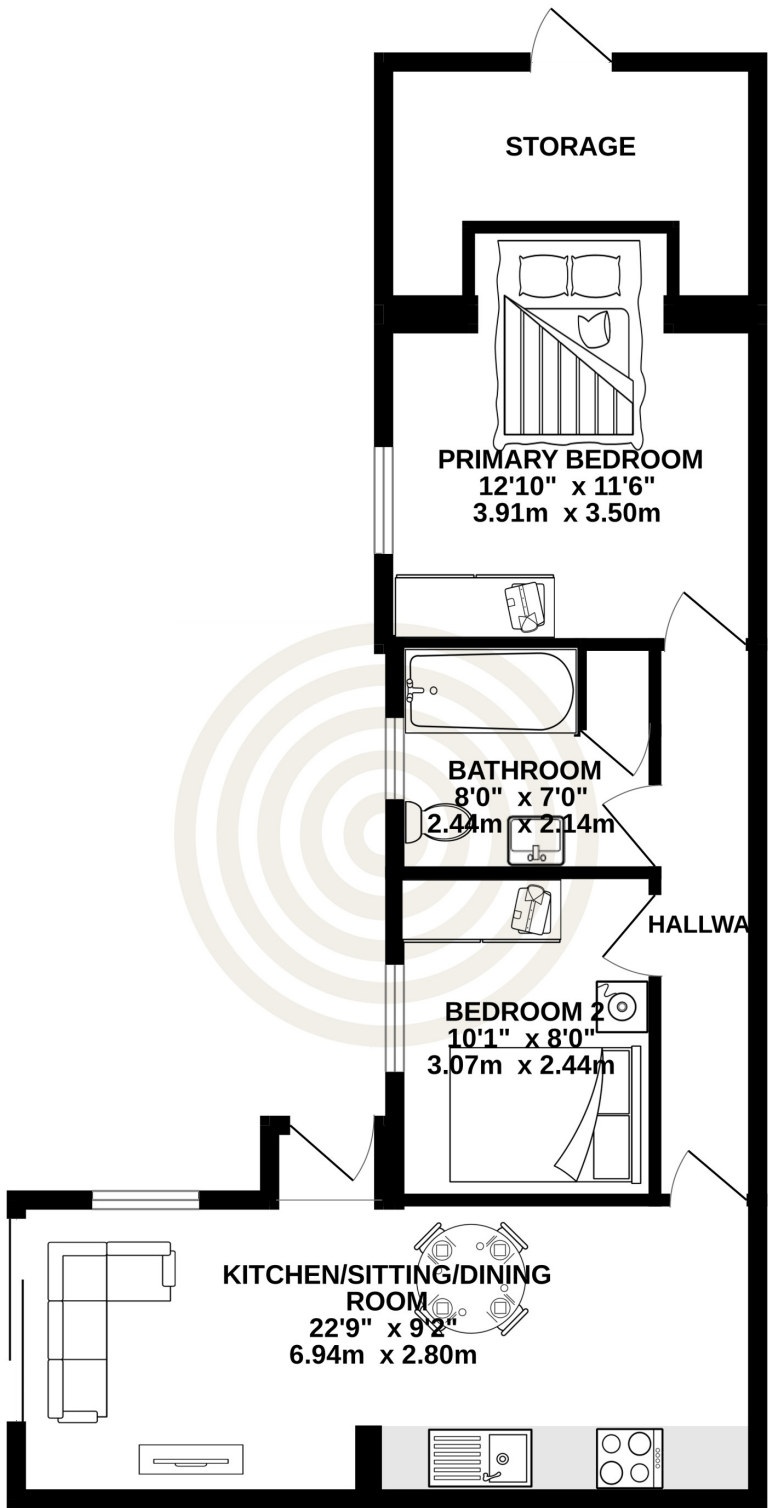








GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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

Kitchen/Sitting/Dining Room	22'9 x 9'2
Hallway	3'2 x 17'1
Bedroom Two	8'0 x 10'1
Bathroom	8'0 x 7'0
Primary Bedroom	11'6 x 12'10

EXTERNAL

Store Cupboard	11'6 x 7'6
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KEY FACTS

Charming 2-bedroom detached bungalow
Highly desirable coastal location
10-minute walk to iconic lighthouse
Close proximity to cliff paths and railway walk
Fully renovated in 2021
Open-plan kitchen/living/dining area
Sliding doors lead to private patio garden
Two generously sized double bedrooms
Tandem parking for 3 vehicles and spacious store cupboard
Available immediately

SERVICES

Mains drains and water

HEATING

Electric radiators throughout (no boiler)

APPLIANCES

Integrated fridge / freezer
Integrated dishwasher
Washing machine (located within utility cupboard in bathroom)
NEFF oven
NEFF 4 ring hob and extractor fan

PARKING

Parking on drive (tandem) for three vehicles

STORAGE

External store cupboard

TENURE

Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

La Moye
Les Quennevais

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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