

ANDELAIN

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,247

SQ FT

£729,000 LOCAL MARKET, ST. MARTIN

Andelain is a smartly presented, detached family home situated on a small clos of just four similar properties, located within a short distance of the local amenities of St. Martin's village and within walking distance of the South Coast cliff paths and nearby pubs/restaurants. The property offers spacious and naturally light accommodation throughout, comprising entrance hallway, bathroom, bedroom three, open-plan sitting/dining room with a wood burning stove and a separate kitchen on the ground floor. The first floor has two spacious double bedrooms along with a shower room. Externally, the property has two parking spaces together with a single garage, a private patio to the side of the house with a further small garden to the front which is laid to lawn and has surround hedging. A superb, easy maintainable property situated in a desirable location.



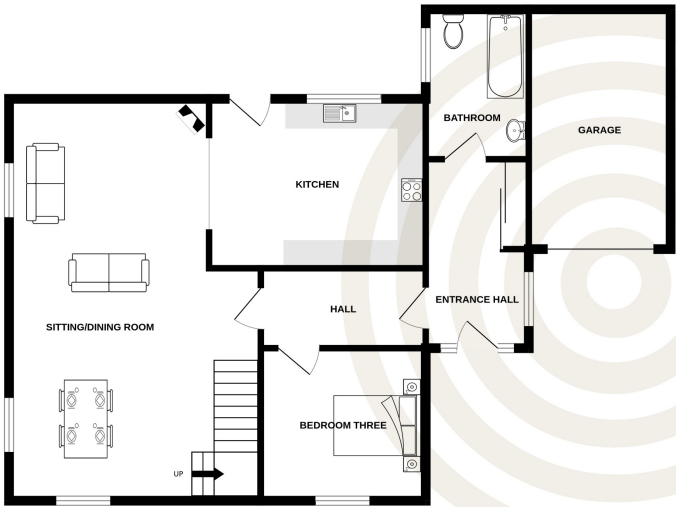
LIVINGROOM

The Channel Island Estate Agent

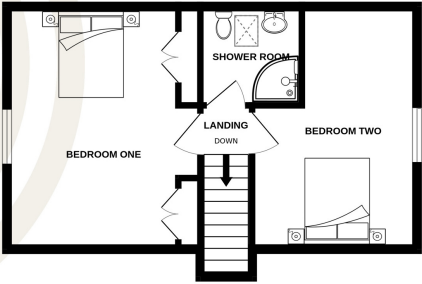




GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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.

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GROUND FLOOR

Entrance hall	11'6 x 5'9
Bathroom	9'1 x 6'3
Hall	10'0 x 4'10
Sitting/dining room	24'5 x 15'4
Kitchen	13'2 x 10'4
Bedroom three	10'0 x 9'2
Garage	14'7 x 8'8

FIRST FLOOR

Landing	
Bedroom one	14'9 x 11'9
Bedroom two	14'9 x 10'0
Shower room	6'2 x 6'0

KEY FACTS

Detached family home
 Close to South coast cliff paths
 Naturally light accommodation
 Short drive from St. Martins Village
 Garage and parking
 Services
 Mains services
 Drainage
 Mains Drainage
 Heating
 Oil central heating
 Appliances
 Hotpoint oven
 Hotpoint hob
 Integrated Hotpoint fridge
 Integrated Hotpoint freezer
 Indesit slimline dishwasher
 Washing machine

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.

£729,000



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