

CHENIE



4

BEDROOMS

3

BATHROOMS

3,415

SQ FT

£3,750,000 OPEN MARKET, ST. PETER PORT

Elevated above the beautiful harbour of St. Peter Port on Guernsey's east coast, this incredible property benefits from commanding views of Castle Cornet and the islands beyond, yet offers an air of tranquillity that will surprise you—especially when you realise that the main high street shopping area is a mere two-minute walk away. Constructed in the 1930s and inspired by the Art Deco period, this highly individual property is now seeking a new chapter where future owners can create and style a home to meet their own exacting standards. Currently arranged over three floors, a predominantly glazed hall opens to an internal hallway with a lift and stairs to all floors. This level features a generous utility room, kitchen, dining room, and an en-suite bedroom. The first floor comprises a landing, primary bedroom with an en-suite bathroom and dressing room, a further double bedroom, and a 'vase' room (bedroom four). The second floor is dedicated to the main reception area, showcasing a...



LIVINGROOM

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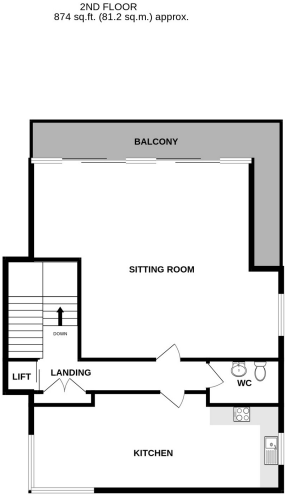
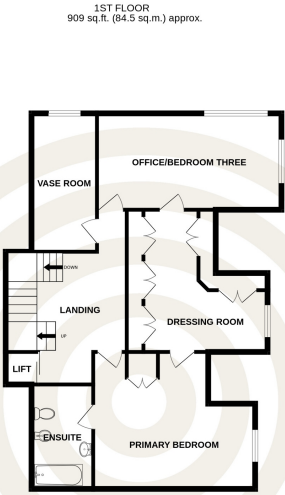
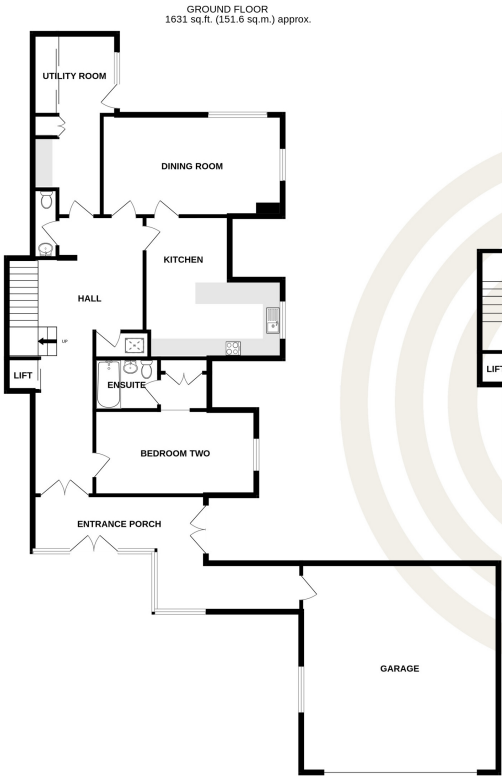












TOTAL FLOOR AREA : 3415 sq.ft. (317.3 sq.m.) approx.

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 porch | 17'10 x 5'11 |
| Hallway | 24'5 x 6'4 |
| Bedroom two | 16'8 x 8'9 |
| Dressing room | 5'1 x 5'0 |
| En-suite bathroom | 6'8 x 5'4 |
| Kitchen | 14'2 x 13'7 |
| Dining room | 18'7 x 10'5 |
| Cloakroom | 7'1 x 2'7 |
| Utility room | 18'9 x 8'8 |

FIRST FLOOR

| | |
|----------------------|-------------|
| Landing | 15'3 x 12'7 |
| Primary bedroom | 16'2 x 14'2 |
| En-suite bathroom | 10'2 x 6'4 |
| Dressing room | 15'3 x 14'6 |
| Office/bedroom three | 18'9 x 9'2 |
| Vase room | 14'3 x 6'7 |

SECOND FLOOR

| | |
|--------------|-------------|
| Landing | 12'0 x 5'0 |
| WC | 5'7 x 5'0 |
| Sitting room | 19'9 x 19'1 |
| Kitchen | 24'3 x 10'1 |

KEY FACTS

Elevated above the beautiful harbour of St. Peter Port

Commanding views of Castle Cornet and the islands beyond

Constructed in the 1930s and inspired by the Art Deco period

Currently arranged over three floors

Enormous scope to develop

Phenomenal investment opportunity

Private, easily maintained gardens

Extensive parking and garaging

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

TBC

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.

£3,750,000



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