

# HONFLEUR



**4**

BEDROOMS

**3**

BATHROOMS

**2,943**

SQ FT

## £3,250,000 OPEN MARKET, ST. PETER PORT

Nestled in the sought-after Fort George area, Honfleur is a beautifully presented detached bungalow offering spacious and well-balanced lateral living, flooded with natural light throughout. The property features a generous entrance hall, cloakroom, four bedrooms (two of which benefit from en-suite facilities), a family bathroom, and a practical utility room. The heart of the home is a bright kitchen/breakfast room and an inviting sitting room that boasts stunning views over the East Coast. Additional living spaces include a formal dining room and a charming sunroom—ideal for year-round enjoyment. An integral double garage provides convenient internal access, while outside, there is ample parking for multiple vehicles. The surrounding gardens are thoughtfully landscaped with a colourful variety of plants and shrubs, creating a peaceful and attractive setting. This is a low-maintenance, comfortable home in a prime location—perfect for those seeking quality and convenience.



**LIVINGROOM**  
The Channel Island Estate Agent











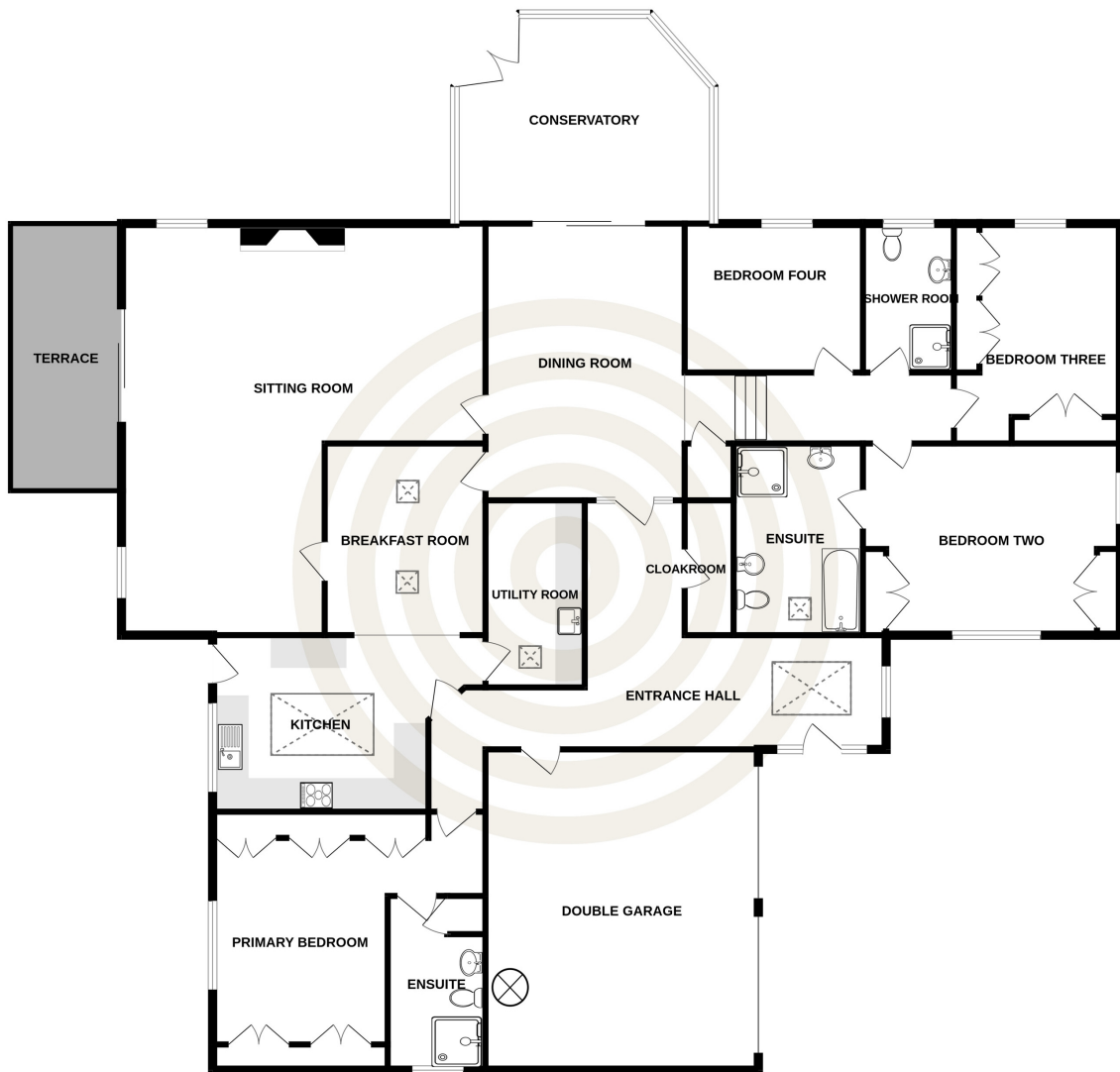








GROUND FLOOR  
2943 sq.ft. (273.4 sq.m.) approx.



TOTAL FLOOR AREA : 2943 sq.ft. (273.4 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**

<b>Entrance hall</b>	29'6 x 7'0
<b>Cloakroom</b>	7'5 x 3'1
<b>Kitchen</b>	17'7 x 11'4
<b>Breakfast room</b>	12'2 x 10'4
<b>Utility room</b>	12'0 x 6'5
<b>Sitting room</b>	27'0 x 23'9
<b>Dining room</b>	19'3 x 12'2
<b>Conservatory</b>	16'8 x 13'6
<b>Primary bedroom</b>	17'7 x 16'8
<b>En-suite shower room</b>	11'3 x 6'4
<b>Bedroom two</b>	16'7 x 12'5
<b>En-suite bathroom</b>	12'3 x 8'3
<b>Bedroom three</b>	14'2 x 10'9
<b>Bedroom four</b>	11'9 x 9'7
<b>Shower room</b>	9'7 x 5'9
<b>Integral double garage</b>	20'8 x 17'7

**KEY FACTS**

Immaculate detached bungalow  
 Situated in the prestigious Fort George  
 Sea view over the East Coast  
 Naturally light throughout  
 Spacious living accommodation  
 Surrounding landscaped garden with sun terrace  
 Double garage and parking

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil central heating (underfloor & radiators))

**APPLIANCES**

Neff double oven  
 Neff microwave  
 Neff hob and extractor unit  
 AEG slimline dishwasher  
 Hotpoint fridge freezer  
 Zanussi washing machine  
 Zanussi tumble dryer

**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.

**£3,250,000**



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