

# CHAMBERLAIN HOUSE

SOLE AGENT



**4**

BEDROOMS

**4**

BATHROOMS

**5,217**

SQ FT

## POA OPEN MARKET, ST. PETER PORT

This deceptively spacious bungalow is located in the highly sought-after Fort George area, offering sea views across the neighbouring islands and beyond. Designed for effortless lateral living, the home is bathed in natural light and offers generous, well-proportioned accommodation throughout. The layout begins with an inviting entrance hall featuring a cloakroom, which leads into a fully fitted kitchen complete with a side preparation room. This flows seamlessly into a family area and a separate dining room—ideal for both everyday living and entertaining. An inner hallway leads to a comfortable sitting room and a versatile study/gymnasium with doors opening directly onto the swimming pool area. Off the main entrance hall, you'll also find a bright drawing room, while the sleeping quarters consist of four generous sized bedroom suites, each thoughtfully designed with space and comfort in mind. Additional practical rooms also include a double garage, plant room, and utility room...



**LIVINGROOM**

The Channel Island Estate Agent



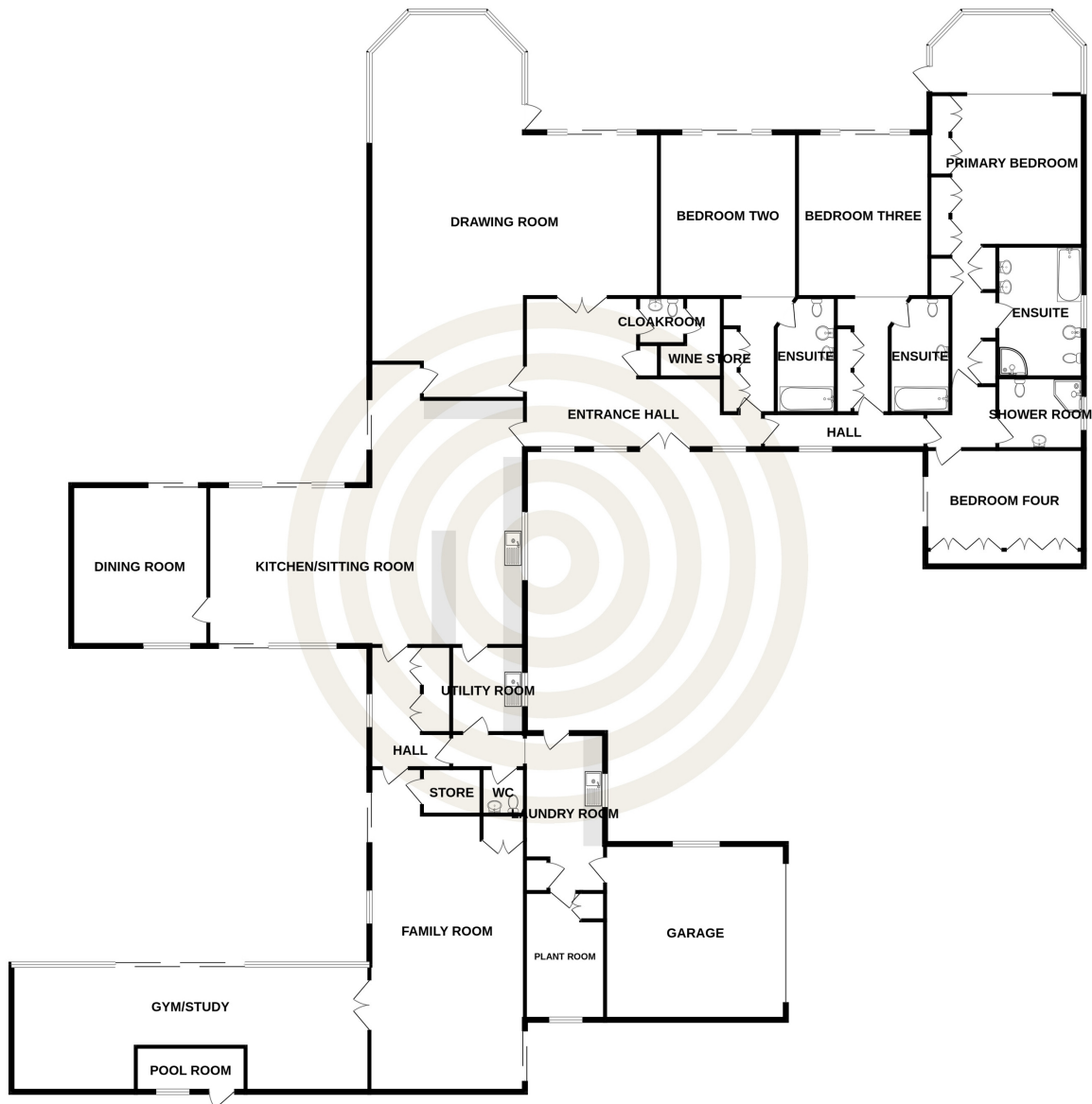








GROUND FLOOR  
5217 sq.ft. (484.7 sq.m.) approx.



TOTAL FLOOR AREA : 5217 sq.ft. (484.7 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>	23'8 x 15'9
<b>Cloakroom</b>	4'7 x 4'4
<b>Wine store</b>	7'9 x 6'3
<b>Drawing room</b>	34'9 x 28'10
<b>Kitchen/sitting room</b>	31'6 x 25'7
<b>Dining room</b>	15'9 x 13'7
<b>Utility room</b>	8'8 x 7'4
<b>Family room</b>	32'2 x 15'9
<b>Gym/study</b>	35'7 x 12'7
<b>Primary bedroom</b>	28'11 x 15'5
<b>En-suite bathroom</b>	13'1 x 8'1
<b>Bedroom two</b>	16'5 x 13'9
<b>Dressing area</b>	11'7 x 5'0
<b>En-suite bathroom</b>	11'7 x 6'0
<b>Bedroom three</b>	16'5 x 13'3
<b>Dressing area</b>	11'7 x 5'0
<b>En-suite bathroom</b>	11'7 x 6'0
<b>Bedroom four</b>	15'9 x 11'8
<b>Shower room</b>	8'0 x 7'2
<b>Laundry room</b>	15'10 x 7'9
<b>Plant room</b>	12'9 x 8'6
<b>Garage</b>	18'0 x 17'6
<b>Pool room</b>	10'11 x 4'6

**KEY FACTS**

- Immaculate, spacious bungalow
- Situated on the sought after Fort George
- Panoramic sea views
- Generous accommodation with natural light
- Superb reception rooms
- Lawned garden with sun terrace and swimming pool
- Garage and parking

**SERVICES**

- Mains services
- Borehole

**DRAINAGE**

- Mains drainage

**HEATING**

- Oil fired central heating (vented system)
- Underfloor heating in bath/shower room)

**APPLIANCES (GAGGENAU)**

- 2 Gaggenau ovens
- 2 warming drawers
- Gaggenau induction hob
- Gaggenau extractor unit
- Fridge
- American fridge freezer
- Miele dishwasher
- Built-in larder fridge
- Miele washing machine
- Miele 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.

**POA**



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