

# ANJOMA

SOLE AGENT

**3**

BEDROOMS

**3**

BATHROOMS

**1,807**

SQ FT

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## £825,000 LOCAL MARKET, ST. MARTIN

Situated in the highly sought-after parish of St. Martin, this charming family home occupies a peaceful spot on a quiet clos, just moments from the picturesque South Coast cliffs. The ground floor comprises a spacious sitting room, dining room, well-equipped kitchen, utility room, family bathroom, and a primary bedroom with an en-suite. Upstairs, there are two further bedrooms, one benefitting from beautiful and uninterrupted sea views, along with a second family bathroom. The property also includes a garage with an attached workshop, easy-to-maintain gardens, and parking for multiple vehicles. This desirable home offers a wonderful opportunity and warrants an early viewing.



**LIVINGROOM**

The Channel Island Estate Agent

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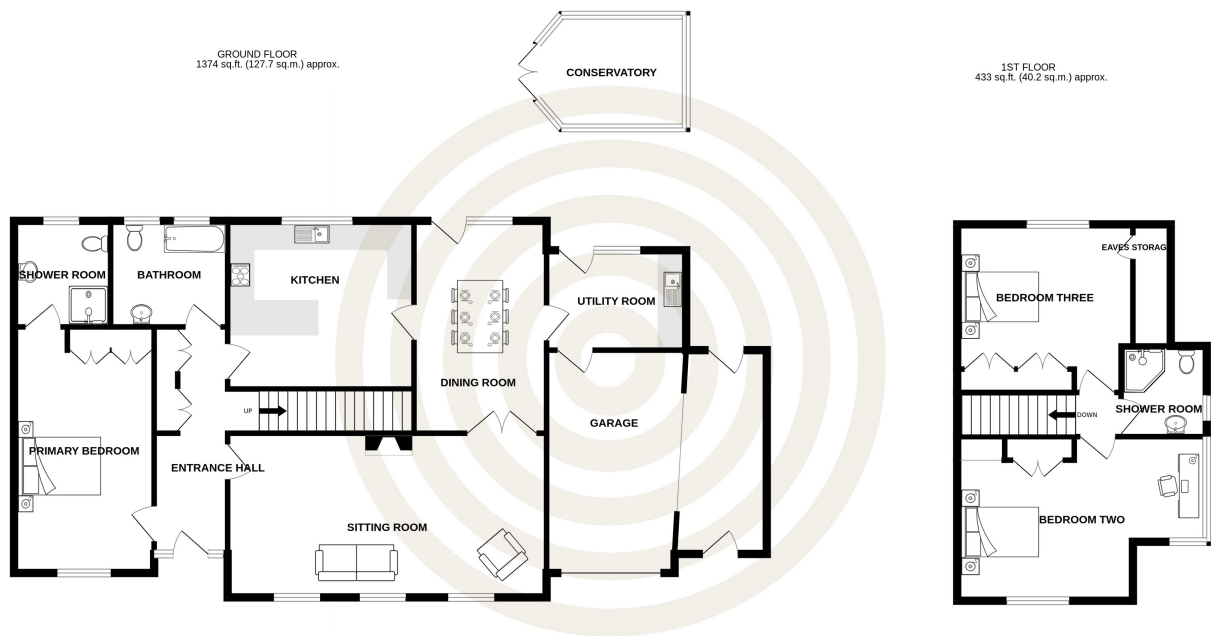








# FLOORPLAN ANJOMA



**TOTAL FLOOR AREA: 1807 sq.ft. (167.9 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**

<b>Entrance hall</b>	16'2 x 5'3
<b>Sitting room</b>	22'9 x 11'9
<b>Kitchen</b>	12'9 x 11'9
<b>Dining room</b>	15'2 x 9'5
<b>Primary bedroom</b>	17'7 x 10'0
<b>En-suite shower room</b>	7'7 x 6'11
<b>Bathroom</b>	8'4 x 7'7
<b>Utility room</b>	9'11 x 7'1
<b>Garage</b>	15'9 x 9'2

**FIRST FLOOR**

<b>Bedroom two</b>	18'3 x 11'9
<b>Bedroom three</b>	12'6 x 12'0
<b>Shower room</b>	6'6 x 6'1

**KEY FACTS**

- Charming family home
- Situated in a peaceful clos
- Close to the picturesque South Coast cliffs
- Parking for multiple vehicles
- Easy to maintain gardens

**SERVICES**

- Mains services

**DRAINAGE**

- Mains drainage

**HEATING**

- Oil central heating

**APPLIANCES**

- Kuppersbusch double oven and microwave
- Kuppersbusch hob
- Elica fan
- Kuppersbusch dishwasher
- Liebherr fridge and freezer
- Miele washing machine
- Indesit 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.

**£825,000**



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