

MAUKITO



3

BEDROOMS

2

BATHROOMS

1,461

SQ FT

£875,000 LOCAL MARKET, ST. PETER PORT

Elevated above Havelet Bay, Maukito is a distinctive coastal home arranged over two floors, enjoying far-reaching views across Havelet Bay and the harbour. While the property would benefit from modernisation, it presents an exciting opportunity for a new owner to reimagine and personalise a home in one of Guernsey's most sought-after locations.

Approached from the access road, steps lead up from the double garage to the main entrance and terrace. The ground floor offers an entrance hall and two double bedrooms, one of which benefits from an en-suite shower room. On the upper floor there is a further double bedroom, a family bathroom, a side entrance with utility area, and a generous open-plan sitting and dining room with an adjoining kitchen. Sliding doors open onto an enclosed, south-facing garden, complemented by additional parking for one vehicle.

A rare opportunity to acquire a well-positioned property with exceptional views and significant potential.

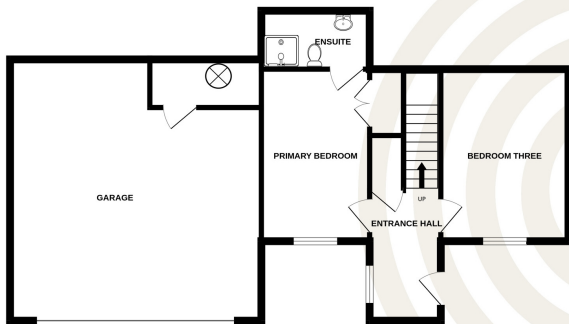


LIVINGROOM
The Channel Island Estate Agent

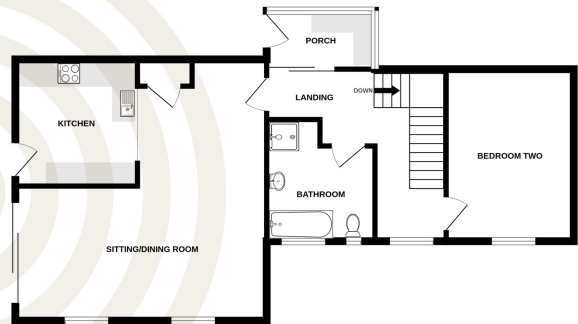




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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

Entrance hall	9'10 x 5'5
Primary bedroom	13'0 x 8'2
En-suite shower room	7'7 x 4'5
Bedroom three	13'0 x 9'8
Double garage	19'9 x 19'0

FIRST FLOOR

Landing	
Sitting/dining room	20'6 x 19'8
Kitchen	9'7 x 9'3
Bedroom two	13'0 x 9'8
Family bathroom	9'2 x 8'7
Utility/side entrance	8'7 x 5'5

KEY FACTS

Desirable property elevated above Havelet Bay
Walking distance to Town, nearby restaurants & the bathing pools
Modernisation required
Open-plan sitting/dining room with views
Front terrace and small South-facing garden
Double garage and parking space

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Miele oven and hob
Whirlpool microwave
Miele fridge
Bauknecht dishwasher

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.

£875,000



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