THE CLIFF TOP SHOP



2
BEDROOMS

1
BATHROOM

712
SQ FT

£595,000 LOCAL MARKET, FOREST

Livingroom is delighted to offer the iconic 'Cliff Top Shop' to the market. Located in the picturesque Le Gouffre valley, within moments of the South coast cliffs, this unique property represents a rare opportunity to purchase a modern, distinctive home. Converted in 2023, the property went through an extensive programme of works and is presented in excellent order throughout. The accommodation comprises a spacious kitchen/sitting/dining room with an attractive cobbled flooring and log burner, two bedrooms and a stylish shower room. Externally, the property benefits from parking and sits on a plot of 0.6 acres. A truly special home in a sought-after position.

LIVINGROOM
The Channel Island Estate Agent




The
Cliff Top
Shop





















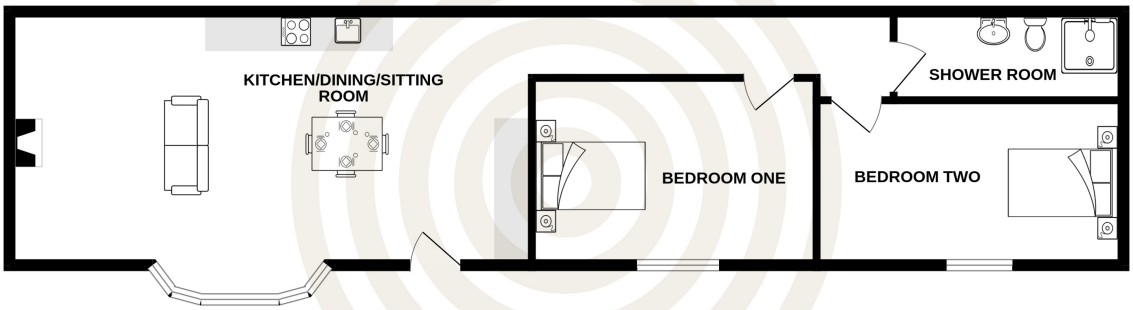







GUERNSEY
BARRACUDA
GU27

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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

Kitchen/sitting/dining room	26'1 x 12'5
Hall	18'9 x 2'9
Bedroom one	14'2 x 9'4
Bedroom two	15'4 x 8'3
Shower room	11'8 x 5'1

KEY FACTS

Iconic 'Cliff Top Shop' - detached property

Located at Le Gouffre adjacent to the picturesque South coast cliffs

Fully renovated and converted in 2023

Modern kitchen and shower room

Further scope to extend (STPP)

Attractive cobbled flooring and log burner

Parking and elevated land with views (0.60 acre)

SERVICES

Mains services

DRAINAGE

Cesspit

HEATING

Gas central heating

APPLIANCES

AEG fridge/freezer

AEG slimline dishwasher

AEG oven

AEG combination oven

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.

£595,000

Digimap Address Locator



LIVINGROOM
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