ROCHETTE HOUSE

SOLE AGENT



3
BEDROOMS

2
BATHROOMS

1,504
SQ FT

£1,380,000 OPEN MARKET, ST. PETER PORT

Rochette House is a spacious semi-detached home situated on Rohais, on the outskirts of St Peter Port. Arranged over two floors, the property offers bright, well-proportioned accommodation throughout and is conveniently located for access to local shops and amenities. The ground floor comprises a generous entrance hall, comfortable sitting room, separate dining room, sun room with doors opening onto the rear garden, utility room and a fully fitted kitchen. On the first floor, there are three double bedrooms, including a primary bedroom with en-suite facilities, together with a family bathroom and separate WC. Externally, the property benefits from a spacious gravelled driveway providing parking for multiple vehicles. To the rear, a generous south-facing lawned garden offers an attractive outdoor space, enclosed by a traditional granite wall and complemented by a variety of established planting. Rochette House is presented in good condition and offers a practical and comfortable home...

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FLOORPLAN ROCHETTE HOUSE

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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	16′4 x 8′7
Sitting room	15′ x 14′5
Dining room	15′1 x 14′5
Sun room	10′4 x 9′1
Utility room	6′6 x 6′2
Kitchen	11′9 x 9′10
Cloakroom	

FIRST FLOOR

Primary bedroom	12′ x 11′6
En-suite bathroom	10′1 x 7′3
Bedroom two	12′3 x 11′6
Bedroom three	11′7 x 10′4
Family bathroom	7′ x 5′9

KEY FACTS

Spacious, semi-detached family property

Convenient location, close to many amenitites

Good order throughout

Well proportioned accommodation

Enclosed, South-facing garden

Parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Central heating

APPLIANCES

Hotpoint double oven

Hotpoint hob and extractor unit

Indesit fridge freezer

Caple double oven and extractor unit

Samsung washing machine

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.

£1,380,000



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JERSEY T (0) 1534 717100 E JERSEY@LIVINGROOMPROPERTY.COM A GROUND FLOOR, CHANNEL HOUSE, GREEN STREET, ST. HELIER, JERSEY. JE2 4UH
GUERNSEY T (0) 1481 715555 E GUERNSEY@LIVINGROOMPROPERTY.COM A LIVINGROOM HOUSE, NORTH CLIFTON, ST. PETER PORT, GUERNSEY. GY1 1JR