



22 Havilland Street

St Peter Port, GY1 2QB

£450,000

LOCAL MARKET

SOLE AGENT

This traditional Town House, in need of renovation throughout, currently comprises a commercial office and three apartments arranged over four floors.

The ground floor comprises of an office space complete with board room (which has been partly renovated), two WC's and a kitchenette. The first floor offers a two bedroom apartment, which again has been partly renovated and boasts a new kitchen and shower room. The following two floors offer two further flats - one of which benefits from a terrace and both boast beautiful views out to Herm and Sark.

Please note, due to the condition of the property throughout, 22 Havilland Street is available to cash buyers only.

Key facts



- Available to cash buyers only
- Comprising an office & 3 flats
- Surrounded by on street parking options
- Sea views from the higher floors
- Great investment opportunity once works completed

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GUERNSEY'S ESTATE AGENT





Flat 2 Terrace







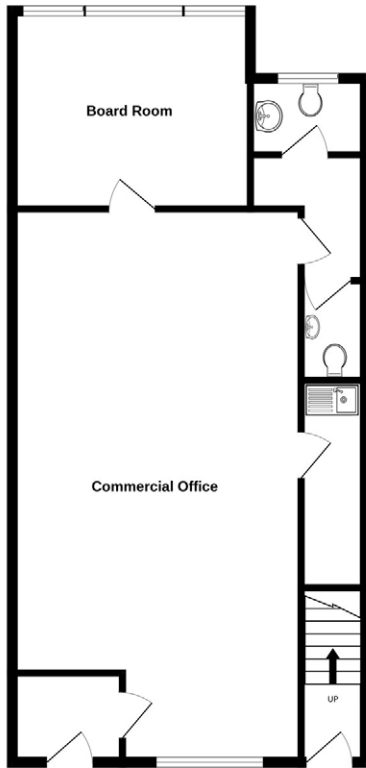




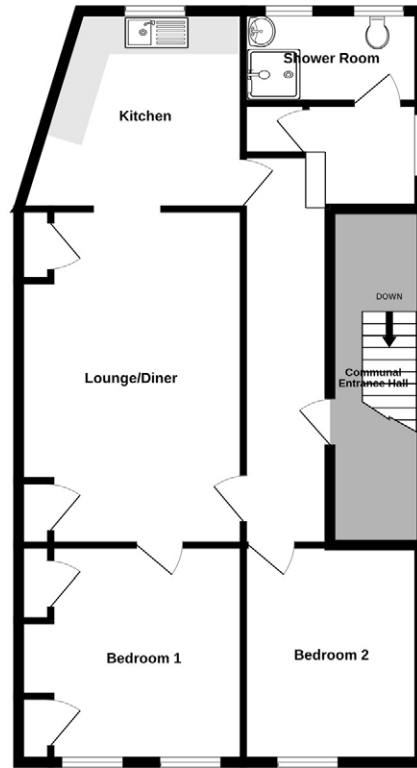
The Office

Floorplan

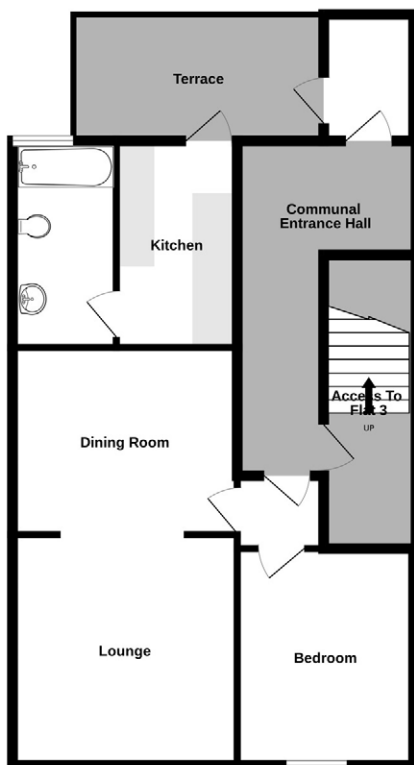
GROUND FLOOR



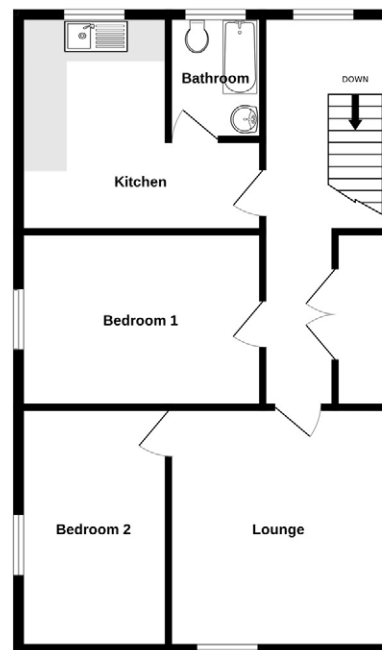
1ST FLOOR



2ND FLOOR



3RD FLOOR



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LOCAL MARKET | SOLE AGENT

Ground Floor – Office

Entrance lobby

Office

30'28 x 15'3 (9.3m x 4.6m)

WC

Kitchenette

11'5 x 3'2 (3.5m x 1m)

FIRST FLOOR – FLAT 1

Entrance hall

24' x 3' (7.3m x 0.9m)

Bedroom 2

11'8 x 7' (3.6m x 2.1m)

Bedroom 1

13' x 12' (4m x 3.7m)

Lounge

19' x 12' (5.8m x 3.7m)

Kitchen

12' x 9' (3.7m x 2.7m)

APPLIANCES

- Cooke & Lewis oven
- Cooke & Lewis hob and extractor
- AEG fridge freezer
- Zanussi washing machine

Bathroom

5'9 x 5'4 (1.8m x 1.6m)

WC

5'4 x 3'3 (1.6m x 1m)

SECOND FLOOR – FLAT 2

Lobby

Bedroom

Dining area

12'8 x 10'4 (3.9m x 3.2m)

Lounge

13'2 x 11'2 (4m x 3.4m)

Kitchen

11'6 x 7'4 (3.5m x 2.2m)

Bathroom

11'2 x 5'3 (3.4m x 1.6m)

THIRD FLOOR – FLAT 3

Hallway

22'6 x 5'9 (6.8m x 1.8m)

Lounge

13'3 x 11'7 (4.1m x 3.6m)

Bedroom 2

11'6 x 7'8 (3.5m x 2.4m)

Bedroom 1

13'5 x 9'8 (4.1m x 3m)

Kitchen

14'4 x 12'4 (4.4m x 3.8m)

Bathroom

7' x 4'8 (2.1m x 1.4m)

EXTERIOR

The property is approached off Havilland Street. The office has it's own front door and to the rear behind the boardroom is a small courtyard area. There is a second floor terrace accessed via the communal hallway and off the kitchen of Flat 2.

Price to include: Fitted carpets, curtains & light fittings.

Services: Mains electricity and water, mains drainage, uPVC double glazing, single timber frame in areas.

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what3words: jazz.deposits.include

TRP: 371



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