

## Newhaven

## St Sampson



Cranfords are delighted to bring Newhaven to the local market, ideally positioned in a quiet close of similar homes in a highly sought-after location, just moments from L'Islet and a short distance from Guernsey's beautiful west coast. This well-maintained three-bedroom bungalow offers an exciting opportunity for a buyer looking to create a home of their own. While the property would benefit from modernisation, it presents a superb blank canvas with excellent potential to update and personalise to individual taste. The accommodation comprises an entrance hall, three double bedrooms, two bathrooms, a kitchen, and a generous lounge/dining area. A garage and workshop further enhance the practicality of the home. Outside, the property benefits from parking for four plus vehicles, along with a deceptively private rear garden and patio area, ideal for relaxing, entertaining, or family activities. Subject to the necessary permissions, there is also scope to extend the property, including the possibility of creating a

- ✓ 3 Bedrooms
- ✓ Detached Bungalow
- ✓ Scope For Wing
- ✓ Front & Rear Gardens
- ✓ Parking For 4+ Vehicles
- ✓ LR3395
- ✓ 2 Bathrooms
- ✓ Scope to Extend
- ✓ Garage & Workshop
- ✓ Scope To Personalise As Wished
- ✓ TRP 167



01481 243878



[sales@cranfords.co.uk](mailto:sales@cranfords.co.uk)



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wing or raising the roof to add another level, as has been done on other homes within the close. Early viewing is highly recommended.



## Accommodation

### Ground Floor

#### Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

#### Lounge / Diner

23' 0" x 16' 0" (7.01m x 4.88m)

#### Study

10' 0" x 6' 0" (3.05m x 1.83m)

#### Bathroom 1

10' 0" x 6' 0" (3.05m x 1.83m)

#### Bathroom 2

7' 0" x 5' 0" (2.13m x 1.52m)

#### Bedroom 1

12' 0" x 12' 0" (3.66m x 3.66m)

#### Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

#### Bedroom 3

12' 0" x 12' 0" (3.66m x 3.66m)

#### Garage

28' 0" x 7' 0" (8.53m x 2.13m)



### Services

Mains electricity, water and drainage. Oil central heating.

### Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

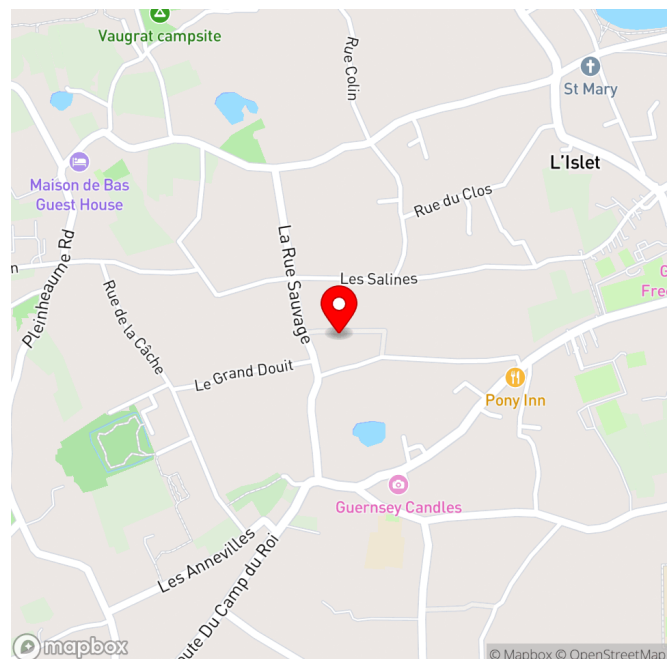
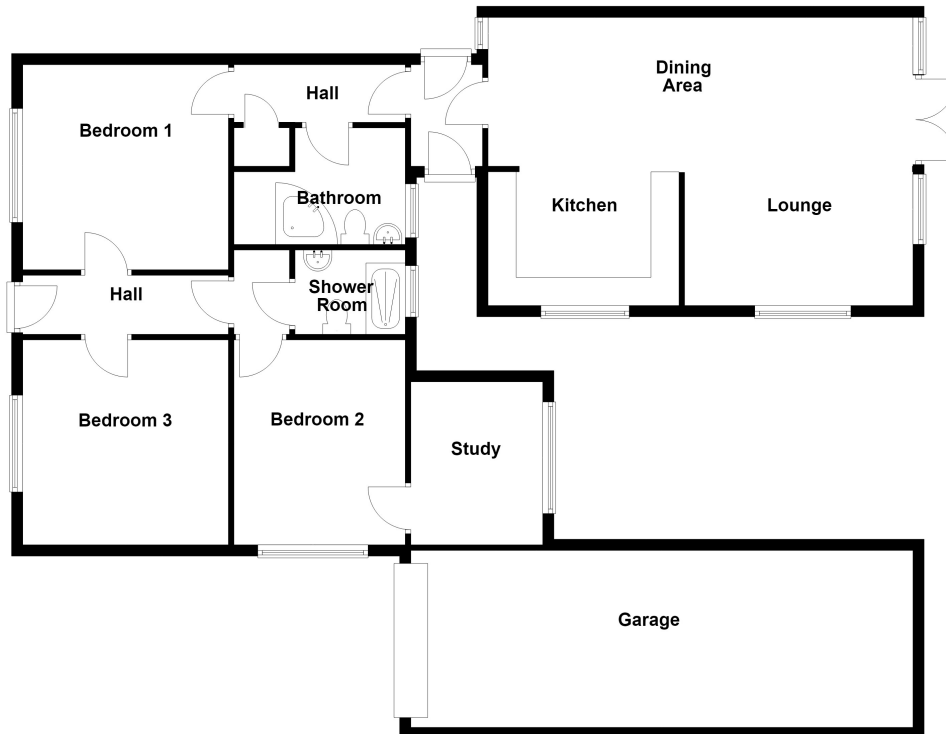
### Please Note

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Ground Floor



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