



CARLTON  
HOUSE

**Carlton House**  
St Peter Port



## Carlton House, St. Peter Port

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Carlton House is an immaculately presented family home situated in a convenient location on the outskirts of St Peter Port. Having been recently redecorated, the property offers modern accommodation comprising considerable reception space including a lounge, dining area and spacious conservatory in addition to the smart kitchen/breakfast room on the ground floor as well as a study/bedroom 4 and WC. Occupying the first floor are three double bedrooms (one en-suite) and a family bathroom. Externally, there is parking for four cars and a large fully enclosed west facing rear garden.

Fort Road, St. Peter Port, GY1 1ZU.

OPEN MARKET

**£1,650,000**













### Directions

Travelling up Le Val des Terres, turn left at the filter and Carlton House is situated on the right, approximately half way along between there and Croutes Havilland.

### Fittings

All fitted flooring, the curtains, blinds, light fittings and the kitchen appliances as fitted.

### Services

Mains electricity, water and drainage. Oil Fired central heating and double glazing.

### Possession

By arrangement.

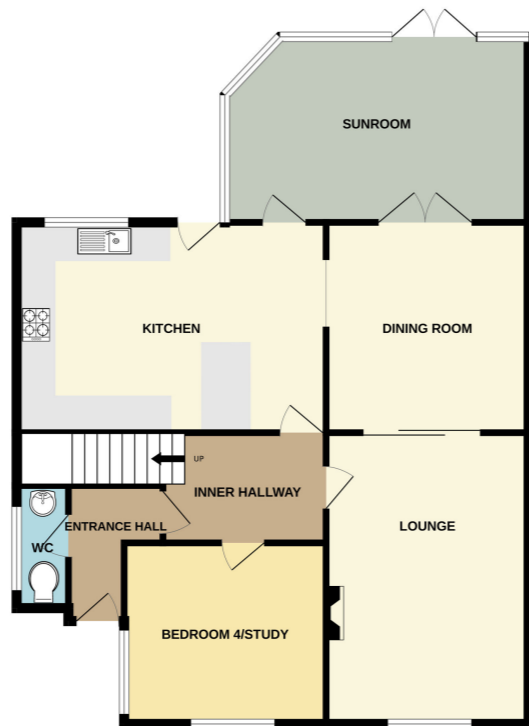
### Viewing

Strictly by appointment with Lovell & Partners.

### Disclaimer

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GROUND FLOOR



1ST FLOOR



### Rooms

- Entrance Lobby - 8' x 3'3
- Separate WC - 8' x 3'3
- Hallway - 13'6 x 6'6 max
- Bedroom 4/Study - 12'8 x 11'3
- Lounge - 20'4 x 11'4
- Dining Room - 12'9 x 11'4
- Kitchen/breakfast Room - 23'5 x 8'11
- Sun Room - 22'8 x 15'3
- First Floor Landing - 17'4 x 6'10
- Bathroom - 10'4 x 7'8
- Bedroom 3 - 13'1 x 10'8'
- Bedroom 2 - 14' x 11'4
- Bedroom 1 - 12'1 x 11'3
- Ensuite - 7'7 x 6'6

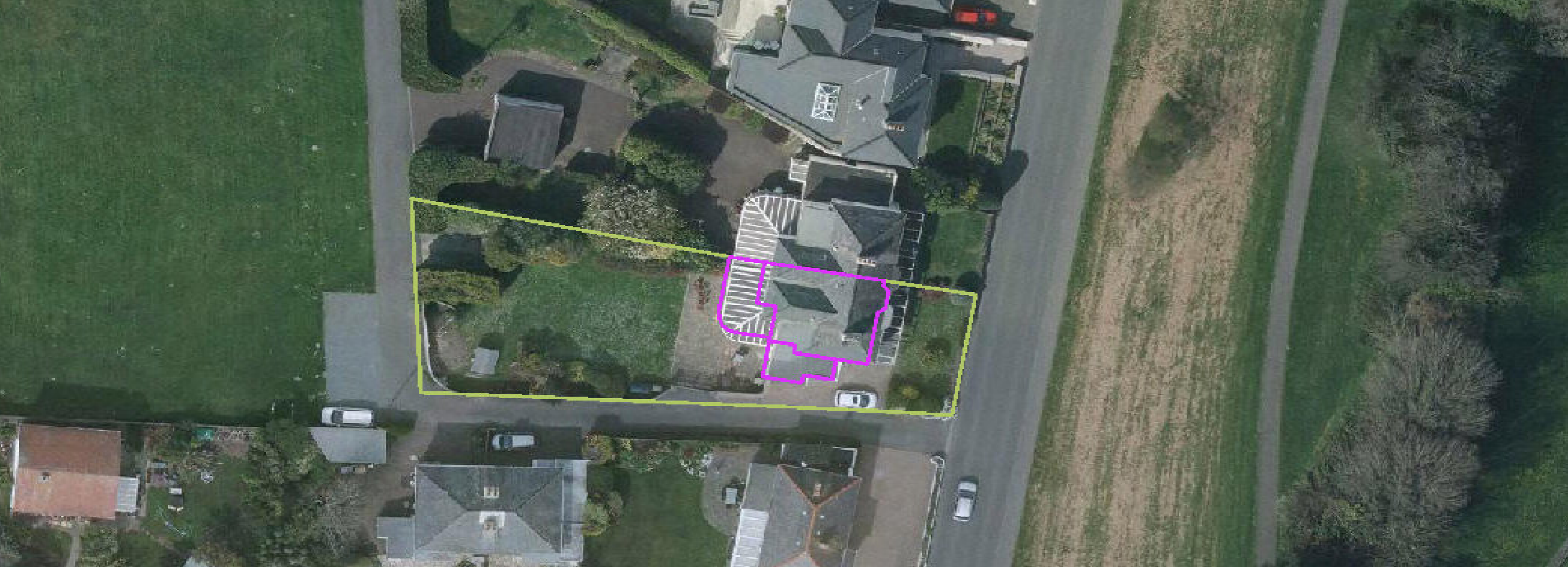
### Further information

If you would like any further information or wish to view the property, please contact us on 01481 723636.

Monday to Friday: 8.45am to 5.00pm.

Saturdays and out of hours by prior arrangement

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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