

Immaculate family home with sea views, balcony, garden and parking.

Tikida, Route de Pleinmont, Torteval, GY8 0RQ

 3  2  2

Guide Price £1,395,000

savills



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## About this property

Enjoying a beautiful position with a stunning outlook, Tikida offers a wonderful balance of living space, garden and ample parking.

Immaculately presented, the property has been thoughtfully enhanced in recent years, creating a superb family home ready for immediate occupation.

Extensive improvements have been carried out throughout, resulting in well-appointed and versatile accommodation. The ground floor comprises an inviting entrance hallway, a stylish open-plan kitchen/dining room, a cosy snug, two double bedrooms, a family bathroom and a separate utility room.

The first floor is a standout feature, hosting a bright and spacious sitting room with doors opening onto a balcony, perfectly positioned to take in the exceptional sea views. A further double bedroom with dressing room and en suite bathroom completes this level, also benefiting from the same impressive outlook.

Externally, the property enjoys a good-sized, low-maintenance garden along with parking for multiple vehicles



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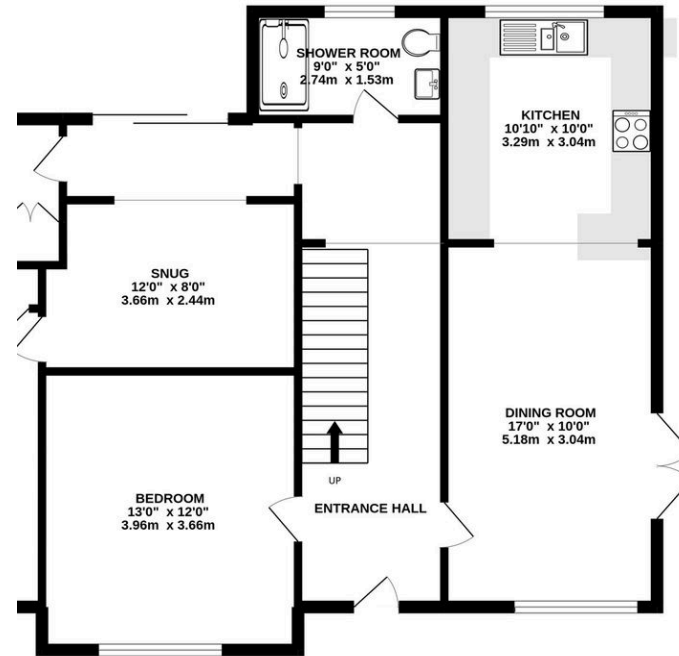


## Plans

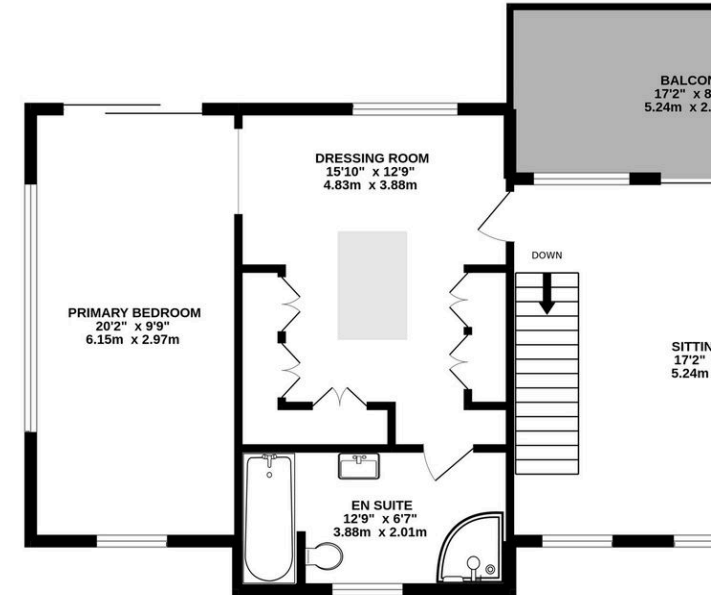
Approx. gross internal floor area

2,476 sq ft

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2476sq.ft. (230.0 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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## Key Information

### Tenure

Freehold

### Services & Additional Information




Mains water, electricity and drainage. Electric and Oil fired central heating, electric underfloor heating in both bathrooms. UPVC double glazed windows. We understand the property to be of cavity and timber framed construction. TRP 230.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.



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## Enquire



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## More Information



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