

SOLE
AGENT

Anjoma

Le Long Trac | St Martin | GY46QY

This spacious family home is offered to the market in move-in condition but would benefit from some modernisation. Anjoma is located in a very quiet clos which is tucked away in a seldom-used lane in a highly desirable area of St Martin. There are cliff walks on your doorstep, distant sea views from the house and the parish amenities all within walking distance. Accommodation comprises lounge, kitchen/breakfast room, dining room, three double bedrooms, three bath/shower rooms and a utility room. To the rear of the property is a detached conservatory/summerhouse that sits in the corner of the low-maintenance garden which is partially laid to lawn with a small patio area. In addition to the single-car garage/workshop, parking is provided by a brick-paved driveway which can facilitate a number of vehicles.

3 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

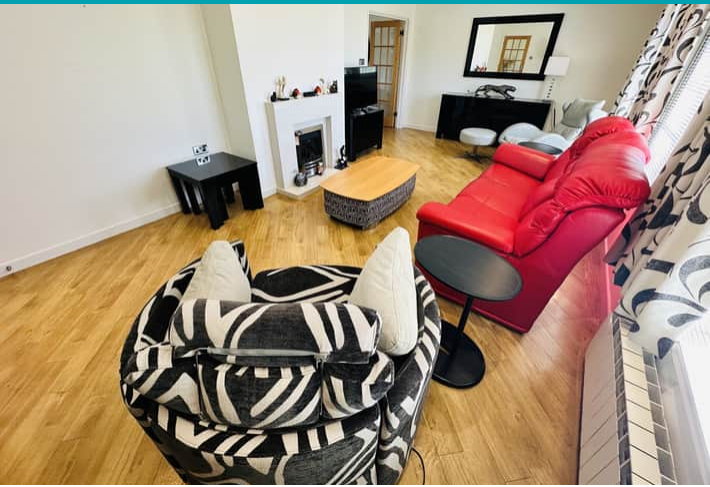
£795,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



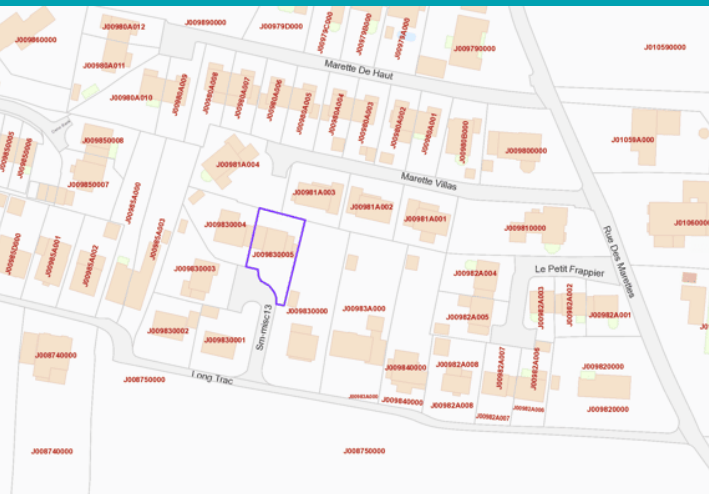
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.93m x 1.61m (16' 2" x 5' 3")

Sitting Room

6.97m x 3.62m (22' 9" x 11' 9")

Kitchen

3.93m x 3.62m (12' 9" x 11' 9")

Dining Room

4.63m x 2.89m (15' 2" x 9' 5")

Primary Bedroom

5.39m x 3.04m (17' 7" x 10' 0")

En-Suite shower room

2.34m x 1.86m (7' 7" x 6' 11")

Bathroom

2.56m x 2.34m (8' 4" x 7' 7")

Utility Room

2.77m x 2.16m (9' 11" x 7' 1")

Bedroom 2

5.57m x 3.62m (18' 3" x 11' 9")

Bedroom 3

3.84m x 3.65m (12' 6" x 12' 0")

Shower room

2.01m x 1.85m (6' 6" x 6' 1")

Garden

To the rear of the property is a detached conservatory/summerhouse that sits in the corner of the low-maintenance garden which is partially laid to lawn with a small patio area.

Garage

4.84m x 2.80m (15' 9" x 9' 2")

Parking

In addition to the single-car garage/workshop, parking is provided by brick-paved driveway which can facilitate a number of vehicles.

PRICE INCLUDES

Carpets, curtains, light fittings

SPECIAL FEATURES

- Quiet clos
- Desirable St Martin location
- A stones throw from the south coast cliffs
- Distant sea views

SERVICES

Main drain, water and electricity.
Oil fired central heating.

APPLIANCES INCLUDED

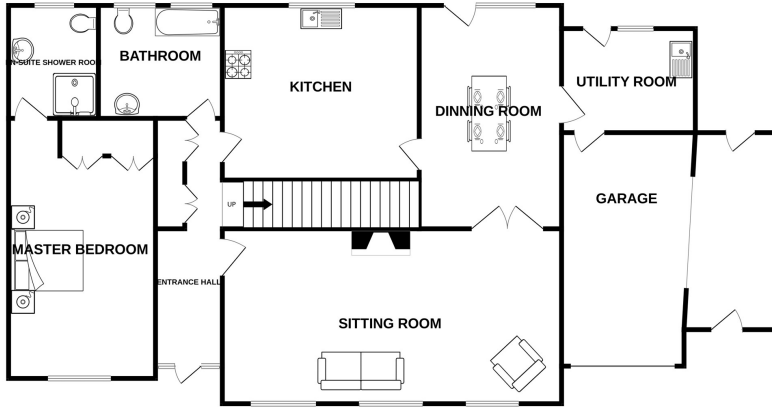
- Kupperbusch Double oven and Microwave
- Kupperbusch hob and Elica fan
- Kupperbusch dishwasher
- Liebherr fridge/freezer
- Miele washing machine
- Indesit Tumble dryer

SCHOOL CATCHMENT

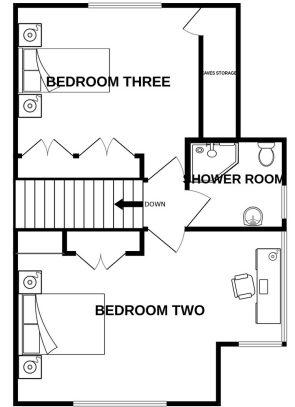
St. Martin's Primary School

Les Beaucamps High School

GROUND FLOOR



1ST FLOOR



ANJOMA

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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