



Silver Seas

Les Cotils, St. Peter Port, GY1 2LY

LOCAL MARKET | SOLE AGENT

£1,195,000



swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Town house on the outskirts of the Centre

In quiet, elevated location

Quite stunning views over Castle Cornet, the East coast and offshore Islands

Three bedrooms and three bath / shower rooms

Parking for two cars

Terraced gardens on four levels

Separate studio space







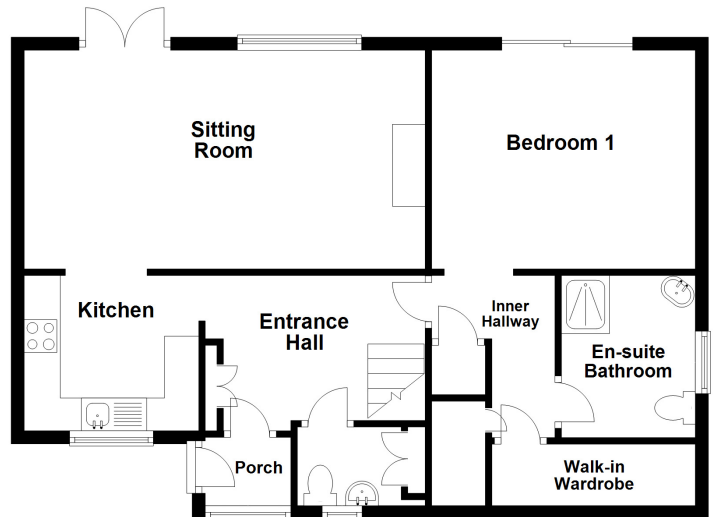
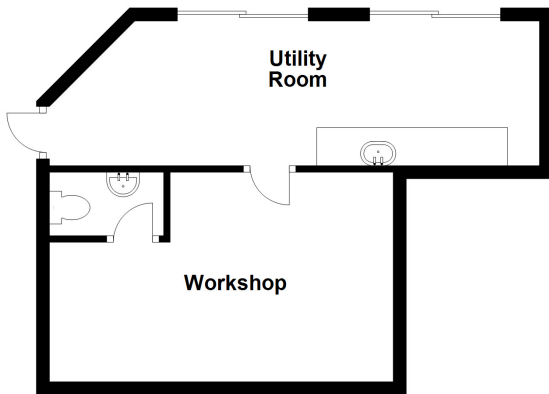




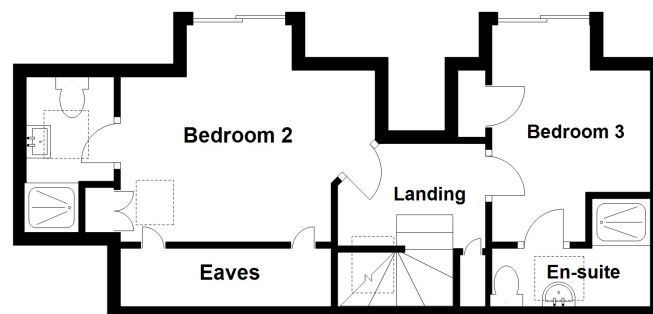


Ground Floor

Lower Ground Floor



First Floor



About Silver Seas

This lovely detached home is tucked away in a quiet, well regarded residential location on the outskirts of the town centre and, sitting on an elevated site, it enjoys quite breathtaking views over Castle Cornet, the East coast and the offshore Islands from virtually every room in the house. The accommodation comprises three bedrooms served by three bath / shower rooms whilst externally there is a separate studio room, again enjoying the views. There is parking for two small cars to one side whilst the rear is given over to two terraced levels of garden, mainly laid to gravel, and two large terraced seating areas at the upper two levels, again enjoying those quite stunning views.

ACCOMMODATION COMPRISING

Entrance Porch

4'7" x 3'3" (1.4m x 1m)

Door with frosted windows and aspect of front driveway.

Entrance Hall

7'3" x 9'6" (2.2m x 2.9m)

Grey wood effect laminate flooring. Storage and electrics cupboard. Staircase to First Floor.

Separate WC

4'3" x 4'7" (1.3m x 1.4m)

Two piece suite of wash hand basin and WC.

Cupboard housing hot water cylinder.

Archway to Kitchen

11'2" x 8'10" (3.4m x 2.7m)

Kitchen

11'2" x 8' (3.4m x 2.44m)

Grey laminate cupboards and work surfaces over incorporating stainless steel sink. Wood laminate flooring. Window to front.

Archway to Sitting Room

21'8" x 11'2" (6.6m x 3.4m)

Sitting Room

21'5" x 11'1" (6.53m x 3.38m)

A lovely light and airy room, boasting a large picture window to rear and a pair of double doors, all of which combine to give a quite stunning aspect over Castle Cornet, the East coast and offshore Islands together with access onto an adjacent terrace. Grey wood laminate flooring.

Inner Hall

5'10" (1.78) max & 2'4" (0.7) min x 6'11" (2.1) max & 2'7" (0.79) min L-shaped

Airing cupboard with understairs storage area alongside.

Archway to Bedroom 1

15'9" x 11'6" (4.8m x 3.5m)

Bedroom 1

15'9" x 11'6" (4.8m x 3.5m)

A lovely large room boasting a pair of sliding patio doors with balcony access giving a superb outlook over Castle Cornet, the East coast and offshore Islands together with access onto adjacent large terrace.

Shower Room

8'2" x 5'7" (2.5m x 1.7m)

Three piece suite of grey tiled shower cubicle, wash hand basin, and WC. Towel rail. Window to side. Grey wood effect laminate flooring.

Walk-In Dressing Area

11'2" x 4'11" (3.4m x 1.5m)

Incorporating a range of open shelving and hanging space.

FIRST FLOOR

Landing

7'3" x 5'7" (2.2m x 1.7m)

Velux rooflight to front. Access to undereaves storage.

Carpet as laid.

Bedroom 3

15'5" x 16'1" (4.7m x 4.9m)

A pair of sliding patio doors opening onto a Juliet balcony and providing stunning views over Castle Cornet, the East coast and offshore Islands. Built in shelves and wardrobe along with built in eaves storage.

Ensuite Shower Room

6'3" x 8'2" (1.9m x 2.5m)

Grey tiles three piece suite of shower cubicle, wash hand basin and WC. Velux window to front.

Bedroom 2

9'6" x 22'4" (2.9m x 6.8m)

Velux window to front. A pair of sliding patio doors opening onto a Juliet balcony and giving superb views over Castle Cornet, the East coast and offshore Islands. Access to undereaves storage. Recessed wardrobe.

Ensuite Shower Room

7'3" x 5'10" (2.2m x 1.78m)

Two piece suite of shower cubicle and WC. Towel Rail. Velux window to rear. Grey wood effect laminate flooring.

OUTSIDE

Front

A paved pathway leads from the roadside to the front door of the property, with a continuation of the paved pathway leading across the entire frontage.

Side

To the side of the property is a tarmac parking area providing space for two small cars.

Gardens

To the immediate rear of the property and alongside of the lounge and main bedroom is a superb raised terrace, bounded by stainless steel and glass balustrade, with the whole enjoying quite superb, breathtaking views over Castle Cornet, the East coast and offshore Islands. From this terrace, a set of wrought iron steps lead onto a second wide lower level terrace, this time laid to plastic wood effect decking and bounded by stainless steel balustrade and again enjoying the aforementioned panoramic views. To one side of this decked area is a utility room. From here, further flights of steps lead onto two additional lower garden levels which are predominantly laid to gravel and incorporate further sitting and paved areas whilst again enjoying the aforementioned views. To one corner is a large timber built summer house.

Utility Room / Studio

29'1" x 7'2" (8.86m x 2.18m)

Laid to tiled floor and boasting two sets of uPVC sliding patio doors opening onto the terrace and a enjoying a superb aspect over Castle Cornet, the East coast and offshore Islands, with further uPVC half glazed door to side. This room is fitted with low height storage units incorporating work surface over and a single bowl, single drainer sink. At the rear of this room is a second store room measuring 5.94m x 3.28m along with a separate wc.

Far Side

A set of steps leads down the entire far side of the property.

Appliances

Integrated Bosch oven, induction cooker, stainless steel extractor fan, Beko integrated fridge and freezer, slimline Beko dishwasher and washing machine. Separate tumble dryer in the Utility Room.

TRP: 254

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Full oil fired central heating. Underfloor heating on Ground Floor. Newly fitted Boiler.

Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, blinds, light fittings and appliances as listed.

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