



## The Moorings

33 Gategny Esplanade, St Peter Port, GY1 1WS

£1,250,000

Open Market



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



Panoramic sea views  
Easy walking distance of town centre  
Secure parking  
Four bedrooms and three bathrooms  
Spacious reception rooms  
Many period features





## About The Moorings

The Moorings is a listed townhouse occupying an enviable position overlooking the QE2 Marina and enjoying panoramic views of Castle Cornet and the islands beyond.

The accommodation is laid out over four floors and comprises of four bedrooms and three bathrooms on the upper floors, a large first floor sitting room and a spacious kitchen and dining room on the ground floor, all with sea views. To the rear of the property is a walled and gated, paved courtyard which provides secure parking.

This is a rare opportunity to purchase period property with parking, only 400 metres from the heart of the commercial centre of St Peter Port.

### ACCOMMODATION COMPRISING

#### Lobby

5'1" x 5'9" (1.55m x 1.75m)

#### Utility Room

11'10" x 5'7" (3.6m x 1.7m)

#### Entrance Hall

24'11" x 6'3" (7.6m x 1.9m)

#### Kitchen

13'11" x 14'9" (4.24m x 4.5m)

#### Dining Room

13'1" x 14'9" (4m x 4.5m)

### FIRST FLOOR

#### First Floor Landing

6'1" x 14'9" (1.85m x 4.5m)

#### Living Room

27'5" x 14'9" (8.36m x 4.5m)

Built in book cases at either end of the room

#### Study

8'8" x 6'5" (2.64m x 1.96m)

### SECOND FLOOR

#### Second Floor Landing

9'8" x 6'5" (2.95m x 1.96m)

#### Bedroom 1

14'3" x 16'1" (4.34m x 4.9m)

Built in double wardrobe

#### Ensuite Bathroom

11'2" x 6'3" (3.4m x 1.9m)

Four piece suite

#### Bedroom 2

14'9" x 8'8" (4.5m x 2.64m)

Built in double wardrobe

#### Ensuite Bathroom

9'10" x 4'9" (3m x 1.45m)

Three piece suite

### THIRD FLOOR

#### Third Floor Landing

13'3" x 7'7" (4.04m x 2.3m)

#### Bedroom 3

14'1" x 15'7" (4.3m x 4.75m)

Bay window to front

Built in large storage cupboard with hanging rail and further under eave storage.

#### Bedroom 4

11' x 9' (3.35m x 2.74m)

Bay window to front

#### Ensuite Bathroom

7'1" x 3'11" (2.16m x 1.2m)

Three piece suite

### LISTED

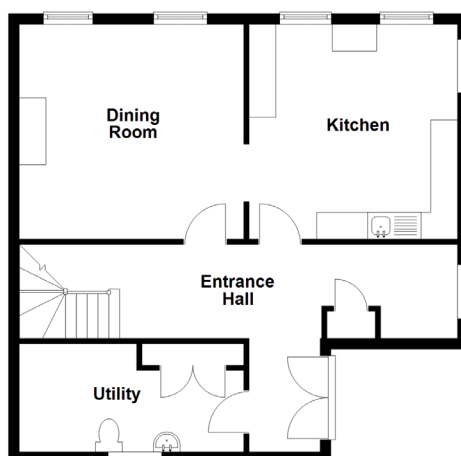
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

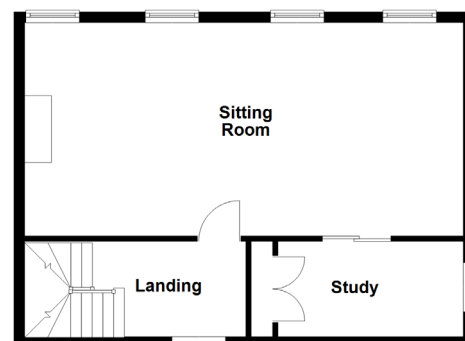
**Services:** Oil fired central heating, mains water, electric and drainage. Mix of wood and uPVC double glazing.

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

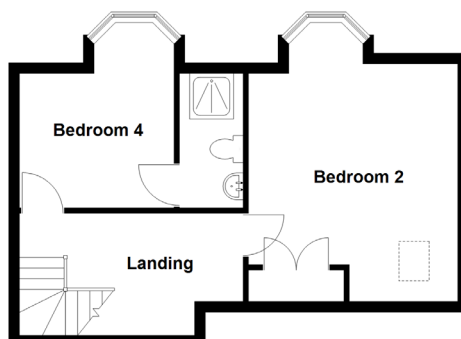
Ground Floor



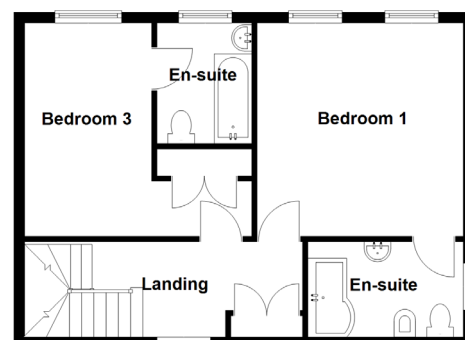
First Floor



Third Floor



Second Floor



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