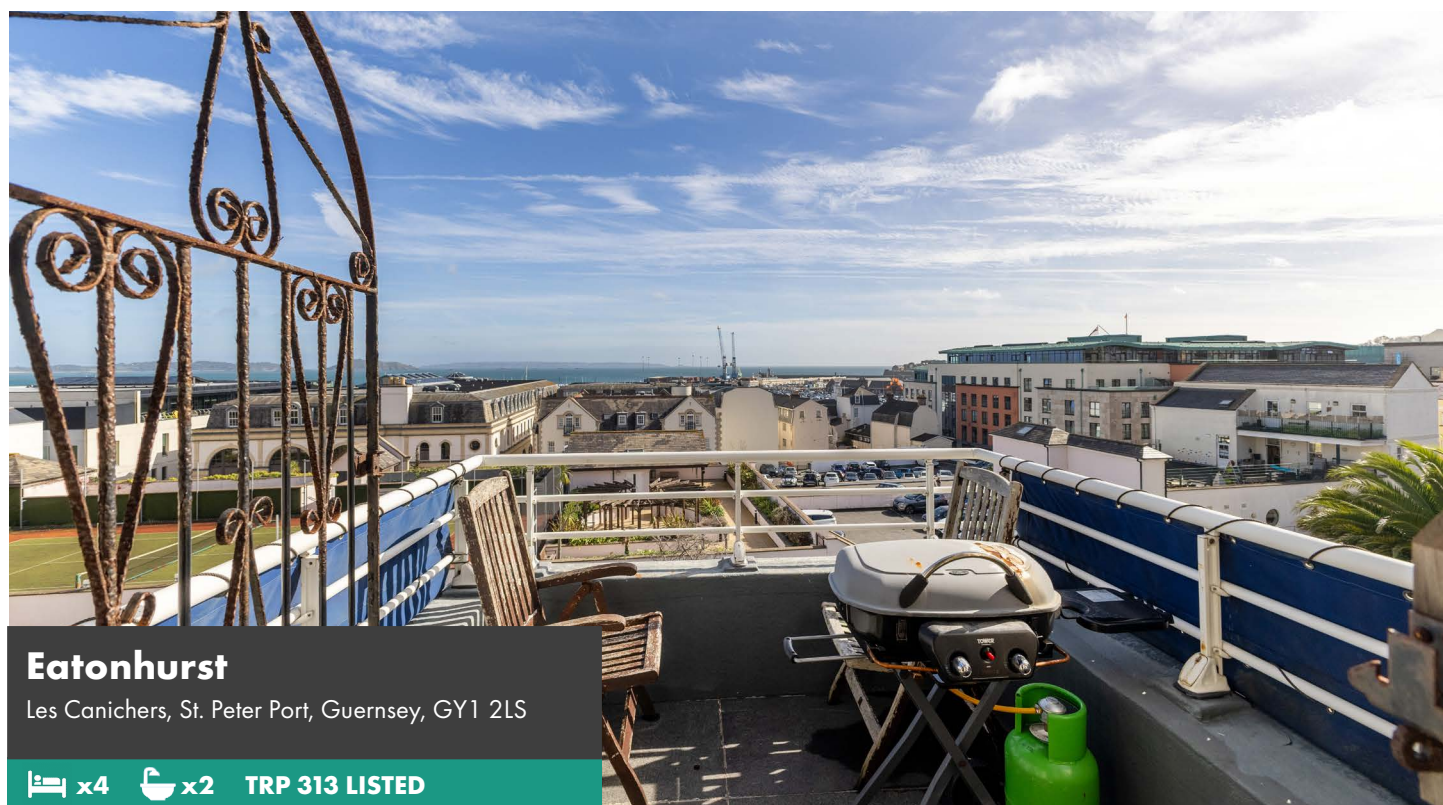


**SOLE
AGENT**



Eatonhurst

Les Canichers, St. Peter Port, Guernsey, GY1 2LS

 x4  x2 **TRP 313 LISTED**

- Charming period property
- Spacious reception spaces
- Convenient town location
- Four bedrooms
- Versatile top floor bedroom with kitchenette
- Fantastic balcony with views

£675,000

LOCAL MARKET

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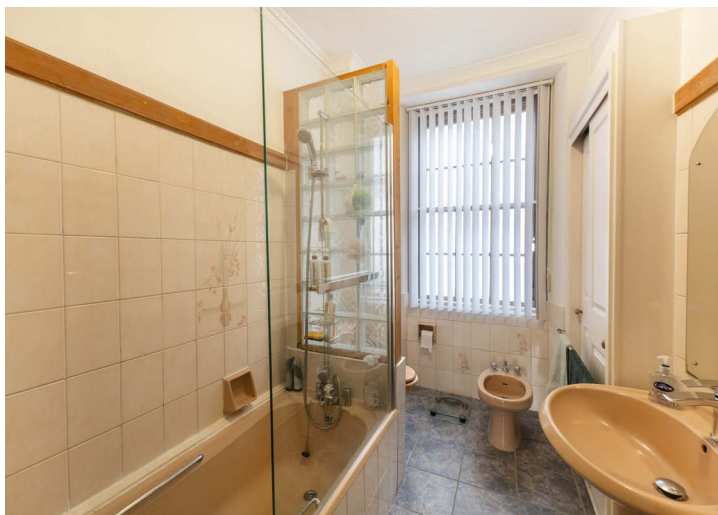


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Eatonhurst

Situated in a convenient and quiet location within walking distance of the centre St Peter Port, Eatonhurst is a charming period property offering spacious accommodation arranged over three floors, with beautiful views across the neighbouring islands.

The ground floor comprises a generous living room, a well-appointed kitchen featuring a modern electric Aga, and a bathroom. The first floor provides two well-proportioned bedrooms, a third bedroom or study, and a further bathroom.

The top floor offers a particularly versatile space, with a large bedroom spanning the entire floor, complemented by a kitchenette, bathroom and walk in wardrobe, making it ideal for multi-generational living. A balcony with fantastic views completes this appealing home.

ACCOMMODATION COMPRISING

Entrance Hall

28' x 6'4" (8.53m x 1.93m)
Stairs leading to the first floor with understairs storage below. Exposed granite and brick wall.

Shower Room

7'11" x 6'8" (2.41m x 2.03m)
Fitted with a three piece suite of shower, wash hand basin set into a vanity unit and W.C.

Kitchen

18'2" x 13'6" (5.54m x 4.11m)
Fitted with a range of grey wall and base units with granite effect work surface over incorporating a double bowl Franke sink. Includes a free-standing conventional electric powered AGA with two ovens, grill, warming drawer and ceramic hob.

Lounge

21'4" x 13'3" (6.5m x 4.04m)
Working Jet Master fireplace. Alcove cupboards. Windows giving fantastic views out to the east coast and islands beyond.

FIRST FLOOR

Landing

16'4" x 6'4" (4.98m x 1.93m)
Door giving access to a balcony once again with fantastic views of Castle Cornet, the Little Russel and islands beyond.

Bathroom

10'2" x 6'3" (3.1m x 1.9m)
Fitted with a four piece suite of bath with overhead hand held shower, wash hand basin, bidet and W.C.

Bedroom 1

14' x 13'2" (4.27m x 4.01m)
Two fitted cupboards. Fantastic sea views.

Bedroom 2

15'8" x 13'4" (4.78m x 4.06m)
Built in wardrobes

Bedroom 3

10'10" x 9'1" (3.3m x 2.77m)

SECOND FLOOR

Bedroom 4

25' x 11'3" (7.62m x 3.43m)
Exceptional sea views.

Kitchenette

8'4" x 8' (2.54m x 2.44m)
Fitted with a range of cream base units with granite effect work surface over incorporating a 1½ bowl acrylic sink and drainer.

Shower Room

8' x 6'10" (2.44m x 2.08m)
Fitted with a four piece suite of shower enclosure, wash hand basin, bidet and W.C.

Walk in wardrobe

7' x 3'6" (2.13m x 1.07m)

Appliances

Miele fridge, Miele freezer, AGA with two ovens, grill, warming drawer and ceramic hob, Miele dishwasher, Miele washing machine, Miele condensing tumble dryer. In the kitchenette Zanussi fridge, Hotpoint washing machine.

OUTSIDE

There is adequate on street parking directly outside the property and in the surrounding areas. Parking permits for extended parking time are also available.

TRP: 313 LISTED

Viewing: BY APPOINTMENT

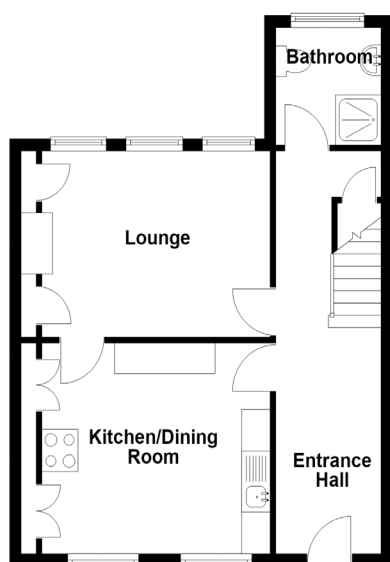
Possession: BY ARRANGEMENT

Services: All mains. Full electric heating.

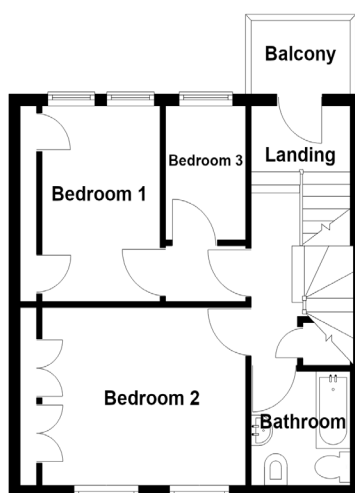
Construction: Granite and brick. A mix of uPVC double glazed and wooden single glazed windows.

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

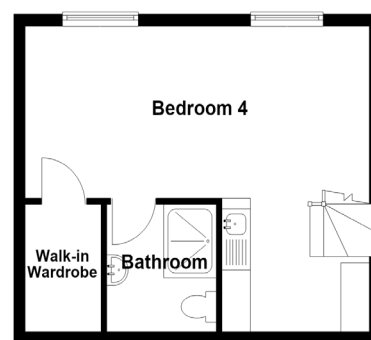
Ground Floor



First Floor



Second Floor



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