



## Seaview

Arcade Steps, St. Peter Port, GY1 1JZ

 x2  x1 **PERRYS 25 G1 TRP 136**

- Situated in a unique town location
- Accommodation split over four floors
- In need of renovation
- Sea views from upper floors
- Great property for those looking to develop

**£295,000**

**LOCAL MARKET**

**swoffers**



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**01481 711766**

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





## About Seaview

'Seaview' is a property in need of renovation in a unique town location. The accommodation is split over four floors, and comprises a kitchen/dining room on the ground floor, sitting room and bathroom on the first floor, bedroom and separate wc on the second floor, and another bedroom and study on the third floor. The upper floors of the property benefit from wonderful roof top and sea views, and this is a great offering for anyone looking for their next development opportunity.

## ACCOMMODATION COMPRISING

### Entrance Hall

12' x 4'4" (3.66m x 1.32m)  
Understairs storage cupboard.

### Kitchen / Dining Room

14'4" x 10'9" (4.37m x 3.28m)  
Wall and base units.

## FIRST FLOOR

### Landing

4'10" (1.48) x 5'5" (1.64) L-shaped

### Lounge

14'4" x 9'11" (4.37m x 3.02m)

### Bathroom

5'9" x 4'6" (1.75m x 1.37m)

## SECOND FLOOR

### Landing

5'7" (1.69) x 3'8" (1.11) L-shaped

### Bedroom 1

12'8" x 10' (3.86m x 3.05m)  
Bespoke built-in wardrobes. Sea views over Herm and Sark.

### Separate WC

5'7" x 4'6" (1.7m x 1.37m)

## THIRD FLOOR

### Landing

2'11" x 2' (0.9m x 0.6m)

### Bedroom 2

15'4" x 10' (4.67m x 3.05m)  
Sea views over Herm, Sark, Castle Cornet and the east coast.

### Study

7' x 5'7" (2.13m x 1.7m)  
Panoramic sea views over the east coast.

**TRP:** 136

**Viewing:** BY APPOINTMENT

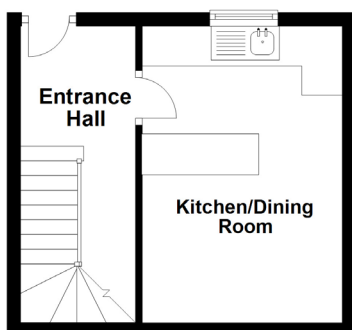
**Possession:** BY ARRANGEMENT

**Services:** All mains.

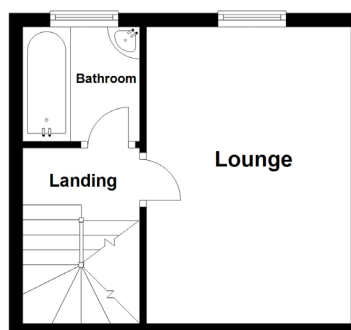
**Construction:** Granite. uPVC double glazed windows. uPVC fascias and soffits.

**Price includes:** Carpets, curtains, light fittings.

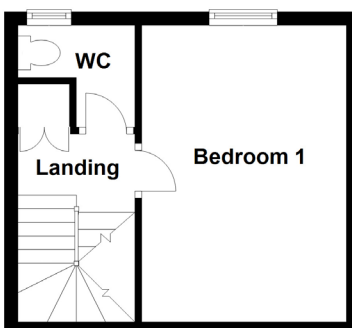
Ground Floor



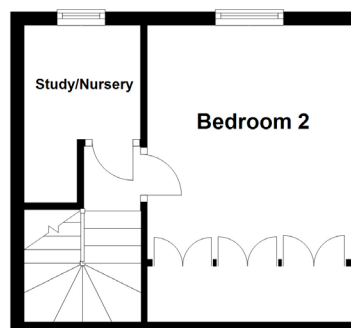
First Floor



Second Floor



Third Floor



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