

Charter House

7 Constitution Steps, St Peter Port, GY1 2PN

£1,050,000

Local Market | Sole Agent



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



Stunning views over the east coast

Open plan reception space

Four double bedrooms

Parking for two in tandem

Garden with views

Presented with no onward chain





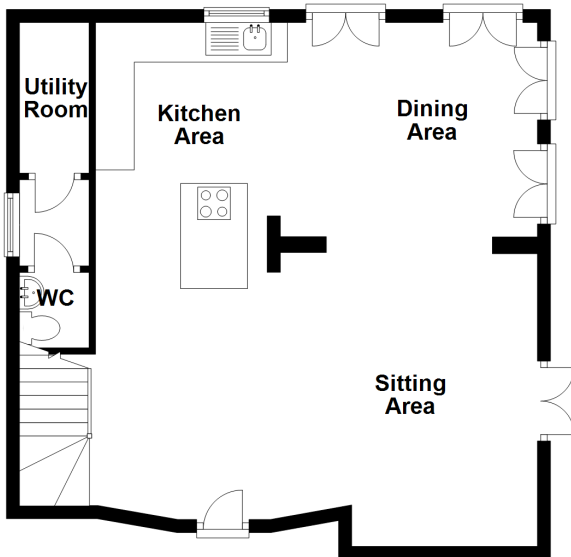




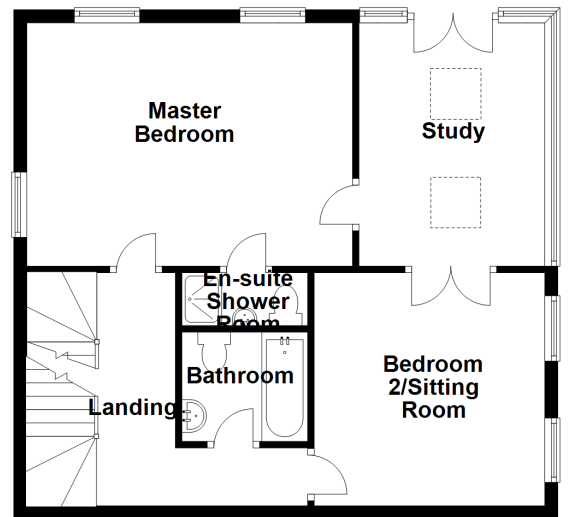




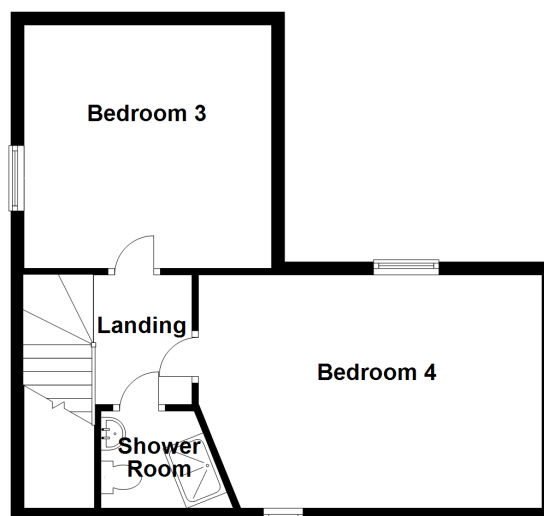
Ground Floor



First Floor



Second Floor



About Charter House

Charter House is an immaculate four-bedroom home, ideally located just a short stroll from the heart of St Peter Port. Recently renovated throughout, the property is light and airy, offering flexible and characterful accommodation. The current layout comprises four well-proportioned bedrooms and three bathrooms, with an open-plan entertaining space on the ground floor ideal for modern living. A standout feature is the fabulous first-floor sunroom, which enjoys panoramic sea views across the east coast. The property further benefits from parking for two vehicles, located just a one-minute walk away.

ACCOMMODATION COMPRISING

Entrance Hall

14'7" x 3'11" (4.45m x 1.2m)

Storage Room

15'7" (4.75) x 6'3" (1.9) (max) x 3'11" (1.2) (min)
Double doors providing access to the rear garden.

Kitchen / Lounge / Dining Room

27'7" x 23'4" (8.4m x 7.1m)

Fitted with a range of wall and base units with worksurfaces over and a large island with a breakfast bar.

Double aspect room with a working fire place. Multiple doors providing access to the rear garden.

Inner Hallway

5'11" x 4'1" (1.8m x 1.24m)

Frosted window providing aspect to the side.

Separate WC

3'7" x 3'7" (1.1m x 1.1m)

Fitted with a wash hand basin and W.C.

Utility Room

7'10" x 3'11" (2.4m x 1.2m)

Fitted with a range of wall and base units with wooden worksurfaces over.

Houses the water cylinder.

FIRST FLOOR

Landing

19'8" x 3'7" (6m x 1.1m)

Bedroom 1

17'1" x 15'5" (5.2m x 4.7m)

Dual aspect windows providing sea views over to the east coast. Carpet as fitted and fitted wardrobes.

Dressing Area

6'3" x 3'3" (1.9m x 1m)

Ensuite Shower Room

5'11" x 3'11" (1.8m x 1.2m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Fully tiled.

Study

12'2" x 11'10" (3.7m x 3.6m)

Two glass walls providing aspect over the neighbouring islands. Double doors leading to a Juliet balcony and a further door providing access to an outdoor staircase leading to the rear garden.

Bedroom 2

13'9" x 11'8" (4.2m x 3.56m)

Windows providing aspect to the side garden and a frosted window providing aspect to the rear. Fitted wardrobe.

Family Bathroom

6'7" x 5'11" (2m x 1.8m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Fully tiled.

SECOND FLOOR

Landing

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

Bedroom 3

12'10" x 10'10" (3.9m x 3.3m)

Large window enjoying the views. Exposed beams and original flooring. Fitted eaves storage.

Bedroom 4

22'8" x 9'4" (6.9m x 2.84m)

Window enjoying rooftop and sea views. Steps down in this room.

Shower Room

5'3" x 3'11" (1.6m x 1.2m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled.

OUTSIDE

Front

The property is approached from the top of the constitution steps. Parking for two cars in tandem.

Rear

Garden is laid to decking and lawn bounded by walls and fencing. Enjoys the rooftop and sea views.

Appliances

NEFF gas hob, NEFF extractor fan, two NEFF ovens, Bosch dishwasher, NEFF fridge/freezer, Hotpoint washing machine and Hotpoint tumble dryer.

TRP: 233

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. gas central heating. Underfloor electric heating.

Construction: Granite construction with cavity extension.

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

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