



2 Clifton Terrace

Les Canichers, St Peter Port, GY1 2NE

 x3  x2 **PERRYS 3L3 TRP 246 Listed**

- Beautiful listed Town house
- Classic location in St Peter Port
- Superb family home
- Wonderfully spacious reception room
- Views from upper floors towards East coast
- Charming enclosed garden and parking

£995,000

LOCAL MARKET

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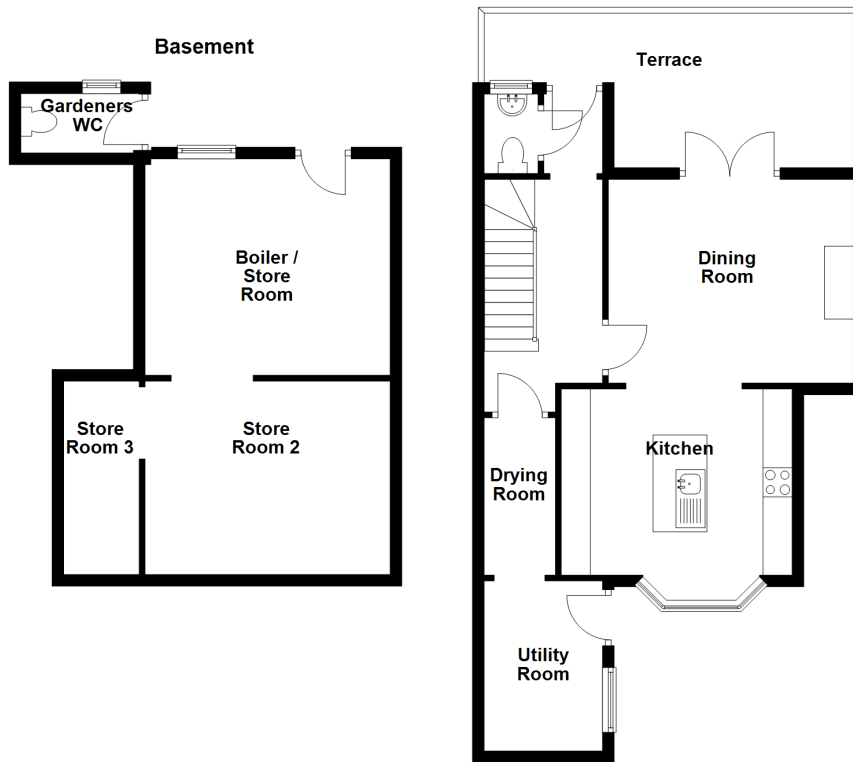




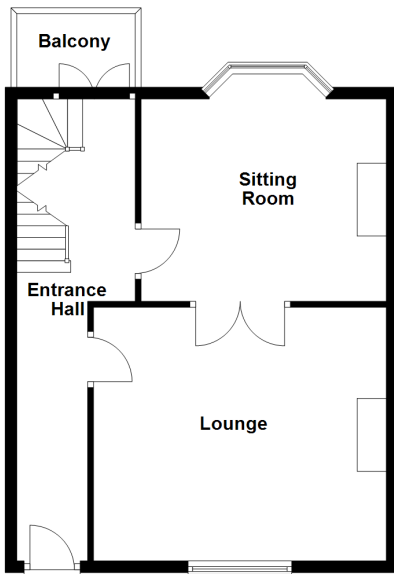
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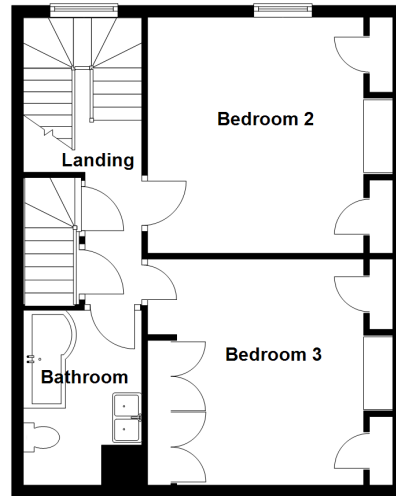
Lower Ground Floor



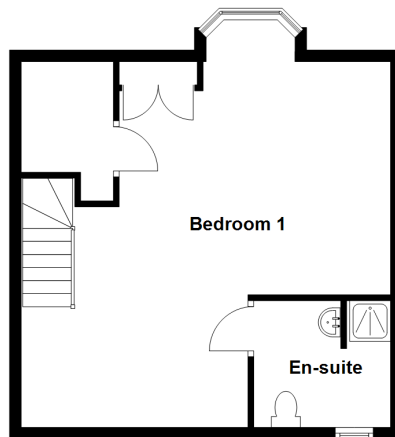
Ground Floor



First Floor



Second Floor



About 2 Clifton Terrace

A beautiful listed classic town house in a classic location just a few minutes stroll from the centre of St Peter Port. '2 Clifton Terrace' provides wonderfully spacious and characterful accommodation over four floors. A particular highlight are the reception rooms, the lounge and sitting room both feature working fireplaces, and at the heart of the property, a stunning kitchen/dining room opens on to a sunny terrace. Upstairs are three well proportioned double bedrooms and a fantastic master suite enjoying superb views across to the neighbouring islands and Castle Cornet. Outside is an enclosed garden and parking. A superb family home in an enviable location.

ACCOMMODATION COMPRISING

Entrance Hall

27'5" max x 6'4" (8.36m max x 1.93m)
Doors out to the terrace. Stairs to first floor.

Lounge

15'2" x 12'9" (4.62m x 3.89m)

Sitting Room

16'7" (5.043) to bay window x 13'5" (4.101)

LOWER GROUND FLOOR

Hallway

24'1" max x 4'2" (7.34m max x 1.27m)

Drying Room

8'4" x 4' (2.54m x 1.22m)
0.816m opening to...

Utility Room

9'2" x 6'5" (2.8m x 1.96m)
Fitted with a range of white wall and base units.

Separate WC

4'1" x 2'9" (1.24m x 0.84m)

Dining Room

13' x 12'7" (3.96m x 3.84m)
Double doors opening onto the beautiful decked terrace. 2.093m opening to...

Kitchen

13'6" x 12'3" (4.11m x 3.73m)
Fitted with a range of cream wall and base units with wooden work surfaces above central island incorporating 1½ bowl sink. Granite worktops.

FIRST FLOOR

Landing

11'1" x 3'7" (3.38m x 1.1m)

Bedroom 2

13'5" x 13'1" (4.1m x 4m)

Bedroom 3

13'9" max x 13'5" (4.2m max x 4.1m)

Bathroom

9'5" x 6'2" (2.87m x 1.88m)

SECOND FLOOR

Bedroom 1

16'9" (5.1) x 15'5" (4.7) to bay window
Bay window to front with gorgeous views across to Castle Cornet and the neighbouring islands.

Ensuite Shower Room

9'3" x 6'11" (2.82m x 2.1m)

OUTSIDE

Front

The property is approached over a flagstone footpath. The front is bounded by iron railings. Steps lead down to the lower ground floor where there is a coal bunker and access to the utility room.

Rear

To the rear of the property from the dining area double doors lead to a beautiful decked terrace and steps lead down to a granite flagstone patio providing a wonderful alfresco entertaining space. From the patio steps lead down to the garden which is laid to lawn and a path extends down to a rear gate and onto the parking area where there is parking for two cars. There is a basement store and boiler room.

Gardener's WC

6' x 3'6" (1.83m x 1.07m)

Boiler Room

13'2" x 12'6" (4.01m x 3.8m)
0.799m opening to...

Storeroom 2

15'5" x 12'8" (4.7m x 3.86m)
0.75m opening to...

Storeroom 3

12'9" x 4'10" (3.89m x 1.47m)

Appliances

Gas hob, stainless steel extractor, Bosch electric oven and grill, Miele dishwasher, fridge/freezer, Samsung washing machine, Siemens tumble dryer.

TRP: 246 LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Gas fired central heating.

Construction: Granite. Wooden windows.

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

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