

SOLE
AGENT



Es Paradis

Clos Des Isles, Les Banques, St. Sampson, GY2 4AW

🛏 x2 🚿 x1 PERRYS 10 C5 TRP 103

- Situated near St Peter Port/St Sampson border
- Brand new balcony with sea views
- Located within a popular clos
- Parking for two vehicles
- Two bedrooms
- Reverse plan layout

£520,000

LOCAL MARKET

swoffers



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





About Es Paradis

'Es Paradis' is ideally situated on a popular clos near the St Peter Port/St Sampson border. The property offers well-presented accommodation along with a recently built fantastic sunny balcony enjoying sea views. The ground floor comprises two bedrooms, a dressing room/study, and a shower room, while the first floor features a bright kitchen and spacious sitting/dining room, together with a separate WC. Further benefits include two parking spaces, making this an excellent option for first-time buyers, downsizers, or those seeking a low-maintenance home in a convenient location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

6'5" x 3'7" (1.96m x 1.1m)

Entrance Hall

12'8" x 6'5" (3.86m x 1.96m)

Understairs storage cupboard.

Bedroom 2

10'2" x 9'2" (3.1m x 2.8m)

Fitted wardrobes. Window providing aspect over the front.

Shower Room

8'4" x 6'6" (2.54m x 1.98m)

Three piece suite of shower, wash hand basin and W.C. Fully tiled. Window providing aspect over the rear.

Study Area/Dressing Room

11'9" x 10'8" (3.58m x 3.25m)

Bedroom 1

16'9" x 11'6" (5.1m x 3.5m)

Sliding doors and window to rear providing access and aspect to the rear passageway.

FIRST FLOOR

Cloakroom

6' x 3'1" (1.83m x 0.94m)

Frosted window providing aspect over the rear.

Balcony

14'10" x 11'2" (4.52m x 3.4m)

A lovely sunny balcony with sea views.

Kitchen

10'9" x 8'9" (3.28m x 2.67m)

Fitted with a range of white wall and base units. Window providing aspect over the rear.

Lounge/Dining Room

17'3" x 12'7" (5.26m x 3.84m)

Two windows providing aspect over the front.

OUTSIDE

Front

There is a paved driveway providing parking for two vehicles.

Appliances

Stoves oven and hob, extractor fan, freestanding fridge/freezer.

TRP: 103

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

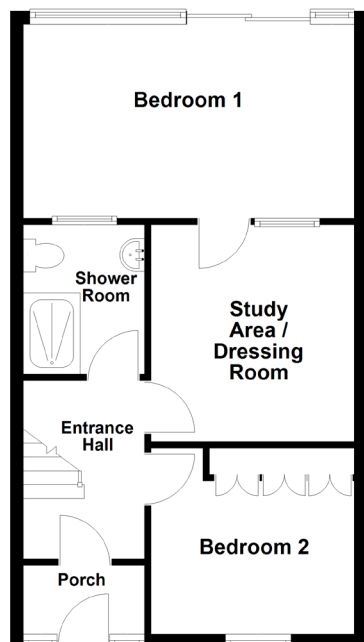
Services: All mains. Full oil fired central heating.

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

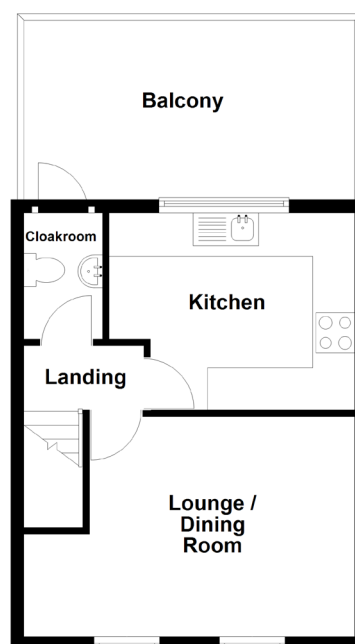
Price includes: Carpets, curtains, light fittings and appliances as listed.

Price excludes: Washing machine and tumble dryer.

Ground Floor



First Floor



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