

**SOLE
AGENT**



Ottleys

Route St. Clair, St. Sampson, Guernsey, Channel Islands, GY2 4DS

 x3  x2 **PERRYS 10C4 TRP 254**

- Detached chalet bungalow
- Amazing sea views
- Quiet location
- Beautifully landscaped garden
- Primary bedroom with balcony
- Ample parking and garage

£995,000

LOCAL MARKET

swoffers



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





About Ottleys

'Ottleys' is an immaculately presented detached chalet bungalow, discreetly tucked away at the end of a private lane. Offered with no onward chain, the property provides light and spacious accommodation throughout. The ground floor features an impressive open-plan kitchen, lounge, and dining area, with sliding doors opening onto a decking area and the garden beyond—perfect for indoor-outdoor living. This level also offers two double bedrooms, a family bathroom, and a separate utility room. Upstairs, you'll find a fabulous principal bedroom suite, complete with an office area, en-suite bathroom, and a standout balcony enjoying stunning sea views. There is also an additional office/sitting room space completing this level. Externally, the property benefits from ample parking to the front, along with a single garage.

ACCOMMODATION COMPRISING

Entrance Hall

14'5" x 12'3" (3.73) (max) L-shaped
Stairs to first floor with understairs storage.

Utility Room

9'4" x 6'2" (2.84m x 1.88m)
Fitted with a range of wall and base units. Large storage cupboard housing the water tank. Door providing access to the side of the property.

Kitchen

15'11" x 12'3" (4.85m x 3.73m)
Fitted with a range of wall and base units with granite worksurfaces over and central island with a breakfast bar.

Lounge

21'5" x 16'4" (6.53m x 4.98m)
Sliding doors providing access to the garden with sea views.

Inner Hallway

8'5" x 3'1" (2.57m x 0.94m)

Bedroom 3

12'2" x 11'3" (3.7m x 3.43m)
Fitted wardrobes.

Family Bathroom

8'9" x 8'1" (2.67m x 2.46m)
Fitted with a four piece suite of bath, shower, wash hand basin set into pedestal and W.C.

Bedroom 2

12'3" x 10'3" (3.73m x 3.12m)
Fitted wardrobes.

FIRST FLOOR

Landing

10'11" x 7'2" (3.33m x 2.18m)
Fitted storage and shelving.

Bedroom 1

22'11" x 16'10" (6.99m x 5.13m)
Storage as fitted. French doors providing access to a balcony.

Balcony

16'10" x 7'4" (5.13m x 2.24m)
Amazing views over the garden and views over the East Coast.

Dressing Area

9'9" x 3'3" (2.97m x 1m)
Fitted wardrobes.

Ensuite Shower Room

9'8" x 6'8" (2.95m x 2.03m)
Fitted with a three piece suite of shower, wash hand basin and W.C. Fitted storage.

OUTSIDE

Garage

19'9" x 11'11" (6.02m x 3.63m)
Electric up-and-over door. Housing the oil boiler. Fitted storage.

Front

Driveway providing ample parking.

Rear

Large decking which extends around the property with steps providing access to a large garden laid to lawn and mature shrubs. Small sloped gradient providing access to a concrete patio.

Appliances

Appliances include; Kuppersbusch oven, Kuppersbusch microwave, Kuppersbusch fridge/freezer, Kuppersbusch electric hob, Kuppersbusch dishwasher, extractor fan, Hotpoint washing machine and Hotpoint tumble dryer.

TRP: 254

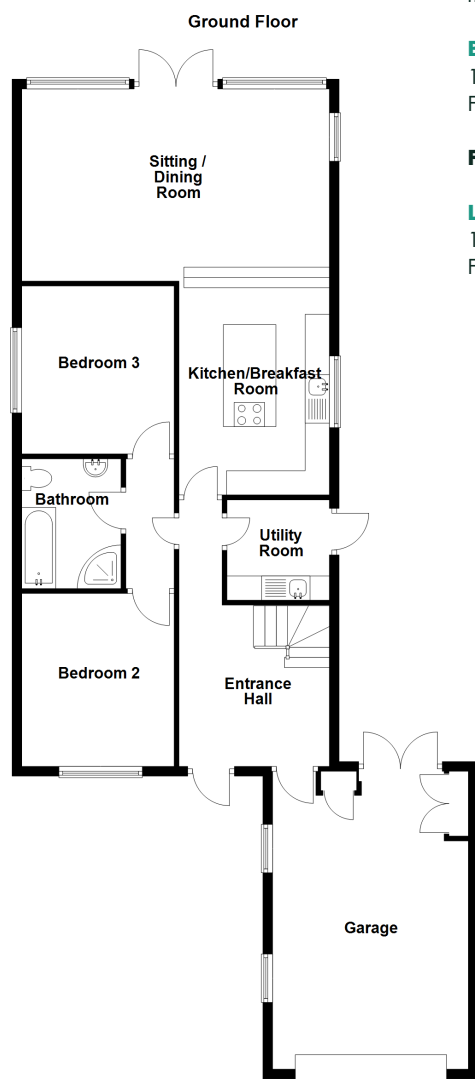
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Cavity. uPVC double glazed windows.

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



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