



East View

Route De Portinifer, Vale, Guernsey, GY6 8LN

 x3  x1 PERRYS 8 C1 TRP 219

- Detached House
- In need of modernisation
- Excellent West Coast location
- Bright and airy throughout
- Plenty of reception space
- Walking distance to the beach
- Beautiful gardens
- Allocated parking

£675,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About East View

Nestled along the stunning West Coast in the highly desirable Portinifer area, East View is a delightful detached home that has been lovingly maintained by its current owners for many years. In need of some modernisation, the property is flooded with natural light. The ground floor accommodation includes a welcoming entrance hall, cosy sitting room, separate dining room/ bedroom three, functional kitchen, family shower room, and a bright sunroom. Upstairs, two well-proportioned bedrooms offer sea views across Portinifer Bay; the main bedroom also has a WC. Set within beautifully kept gardens, the property also benefits from a range of outbuildings and a greenhouse, ideal for keen gardeners or those who enjoy outdoor living. To the front, there is tandem parking for three cars, as well as a garage. Combining character and potential, East View offers an exciting opportunity for buyers wishing to upgrade and make a home their own in an idyllic coastal setting.

ACCOMMODATION COMPRISING

Entrance Hall

13' x 4'6" (3.96m x 1.37m)
Cupboard housing the electrics.

Dining Room / Bedroom 3

13' x 11'5" (3.96m x 3.48m)

Hallway

7'7" x 6'11" (2.3m x 2.1m)

Kitchen

11'6" x 8'10" (3.5m x 2.7m)
Sunny aspect over the garden.

Shower Room

5'7" x 5'5" (1.7m x 1.65m)
Fitted with a two piece suite of shower and wash hand basin with storage below.

Separate WC

5'7" x 2'8" (1.7m x 0.81m)

Lean-To Conservatory

10'3" x 2.32 (3.12m x 2.32)
Door to outside.

Lounge

14'2" x 14'2" (4.32m x 4.32m)
Gas fireplace. Dual aspect over the front and the side.

FIRST FLOOR

Landing

8'6" x 2'3" (2.6m x 0.69m)

Bedroom 2

13'1" x 11' (4m x 3.35m)
Elevated sea views.

Cloakroom

6'9" x 5'7" (2.06m x 1.7m)

Bedroom 1

12'10" x 12' (3.9m x 3.66m)
Fitted with a range of bespoke built-in wardrobes and drawers. Elevated sea views.

OUTSIDE

Front

Where there is ample parking for 3-4 vehicles in tandem.

Side

Lawned area with mature shrubs and trees and a summerhouse.

Workshop

7'9" x 7'7" (2.36m x 2.3m)
Built-in cupboards and shelving.

Garage

25'4" (7.72) x 12'10" (3.90) max & 5'4" (1.62) min

Rear

A brick paved path leads to a lawned area. There is a large well maintained greenhouse and a wooden shed. To the rear of the garden is a further block built shed with a gardener's W.C. and the old coal store.

Appliances

Freestanding Bosch dishwasher, Zanussi electric oven, extractor fan, integrated Miele freezer, integrated Miele fridge, freestanding Miele washing machine.

TRP:

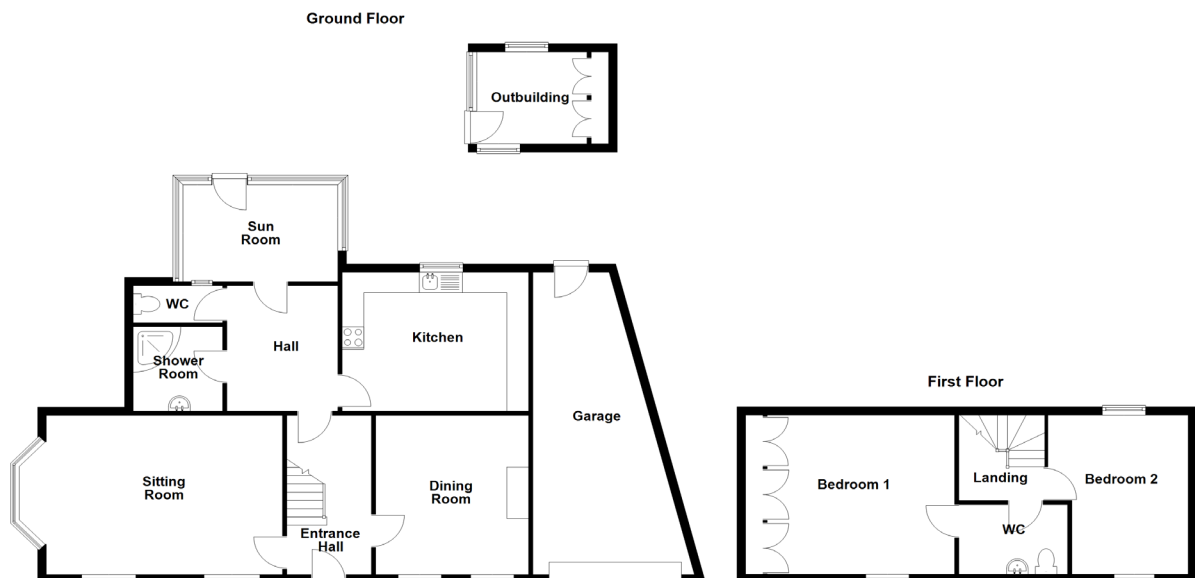
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric storage heaters and bottled gas (for fire-place).

Construction: Granite and single block. Wooden double glazed windows. Wooden fascias and uPVC gutters.

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



swoffers



sales@swoffers.co.uk | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.