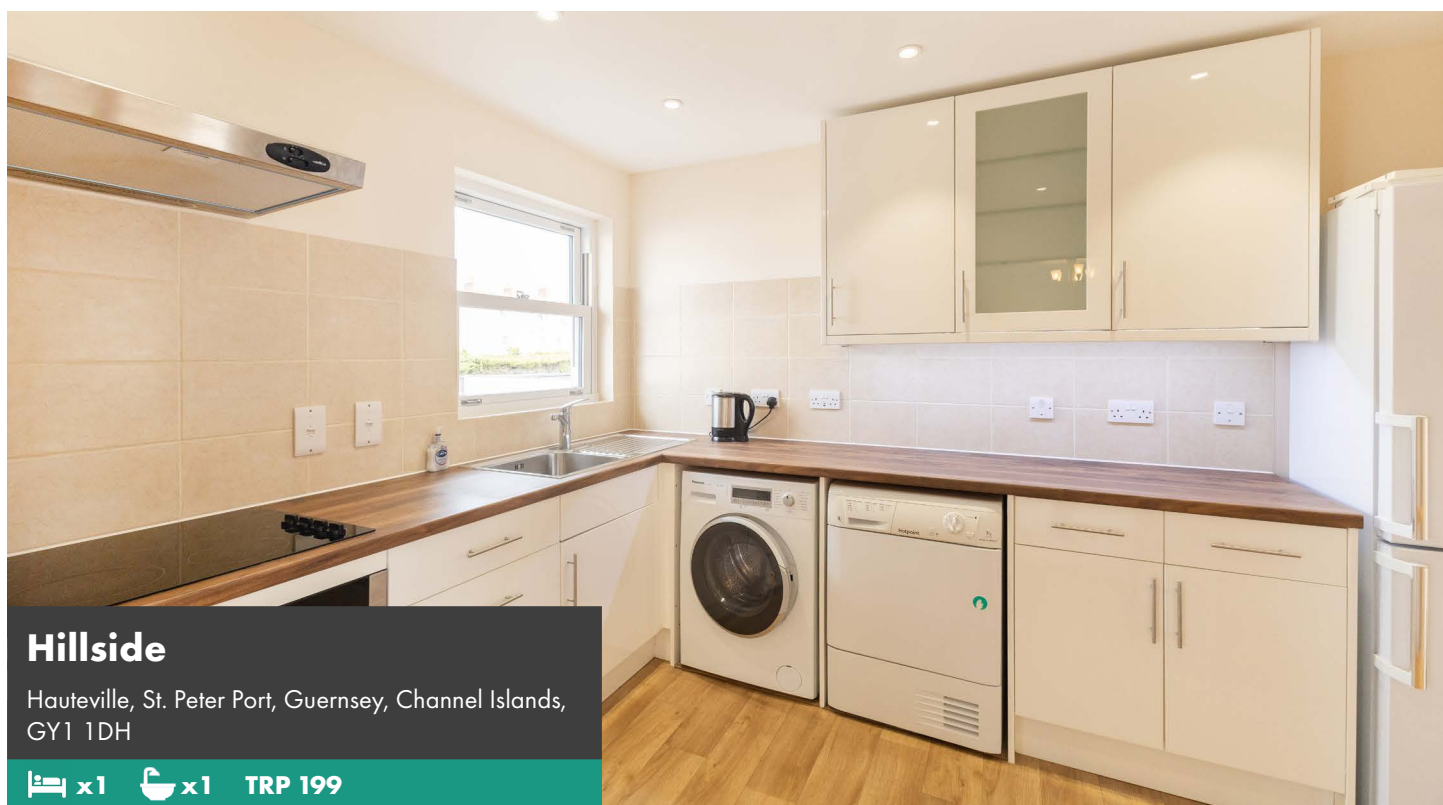


**SOLE
AGENT**



Hillside

Hauteville, St. Peter Port, Guernsey, Channel Islands,
GY1 1DH

 x1  x1 **TRP 199**

- Detached property on the outskirts of St Peter Port
- One-bedroom apartment with garden
- Five garages included
- Two external dry storage units
- Garages and parking currently income-producing
- Excellent investment opportunity with future potential

£920,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Hillside

Situated on the outskirts of St Peter Port, this detached property represents an excellent investment opportunity, comprising a one-bedroom apartment together with five garages and five parking spaces. The garages and parking spaces are currently producing income through short-term lease arrangements, offering immediate revenue potential. Conveniently located with easy access to the town centre and local amenities, this versatile property presents an attractive prospect for both investors and owner-occupiers seeking an asset with additional income streams.

ACCOMMODATION COMPRISING

Entrance Hall

16'10" (5.13) x 6'9" (2.07) max & 4'1" (1.24) min
Access to the loft which has lighting.

Lounge

17'9" x 16'2" (5.4m x 4.93m)
1.53m opening into...

Kitchen

Fitted with a range of gloss wall and base units with wood effect work surface over incorporating a single bowl stainless steel sink and drainer. Storage/pantry cupboard.

Bathroom

8'8" x 7'7" (2.64m x 2.3m)
Fitted with a three piece suite of corner shower enclosure, wash hand basin set into vanity unit and W.C. Fully tiled.

Bedroom

16'4" x 9'8" (4.98m x 2.95m)

Rear

Where there is an enclosed lawned garden with steps leading up to a small balcony which leads into the property.

Garages

The property also comprises five garages and five parking spaces (currently all rented out) and two ground floor storage areas.

Appliances

Freestanding Hotpoint fridge/freezer, freestanding Hotpoint tumble dryer, freestanding Panasonic washing machine, integrated Neff single oven, hob, Elica extractor fan.

TRP: 199

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

Construction: Cavity. uPVC double glazed windows.

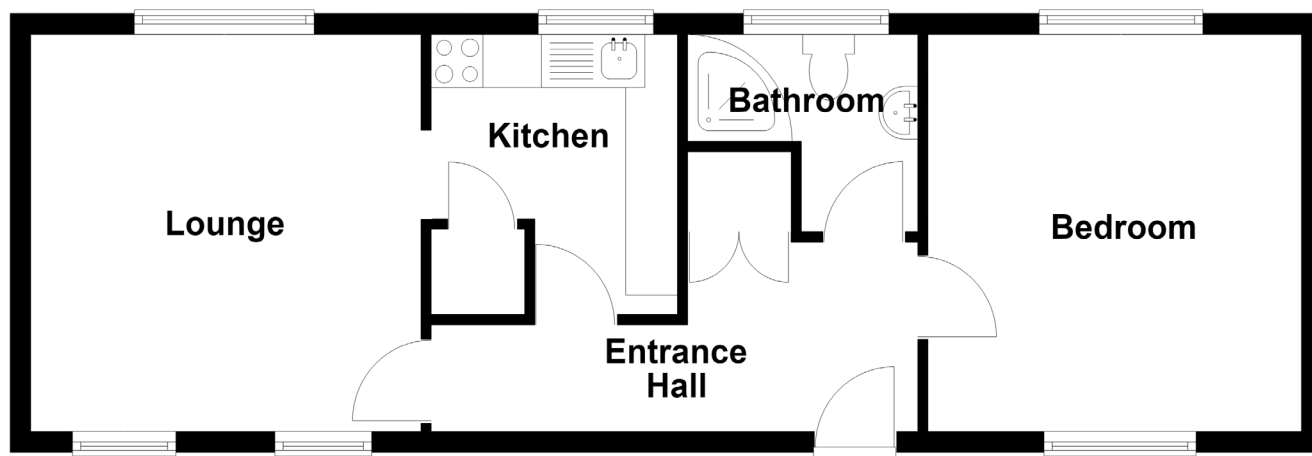
Price includes: Carpets, curtains, light fittings and appliances as listed.

OUTSIDE

Front

The property is approached via a pathway leading down the side of the property to...

Ground Floor



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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.