

**SOLE  
AGENT**



### 3, The Kestrels

St. Georges Esplanade, St. Peter Port, Guernsey,  
Channel Islands, GY1 2BJ

 x4  x3 **PERRYS 3M3 TRP TBC**

- Stunning sea views over the east coast
- Four good sized bedrooms
- Three bathrooms
- Spacious open plan living space
- Walking distance to town
- Good on street parking in the immediate vicinity

**£395,000**

**LOCAL MARKET**

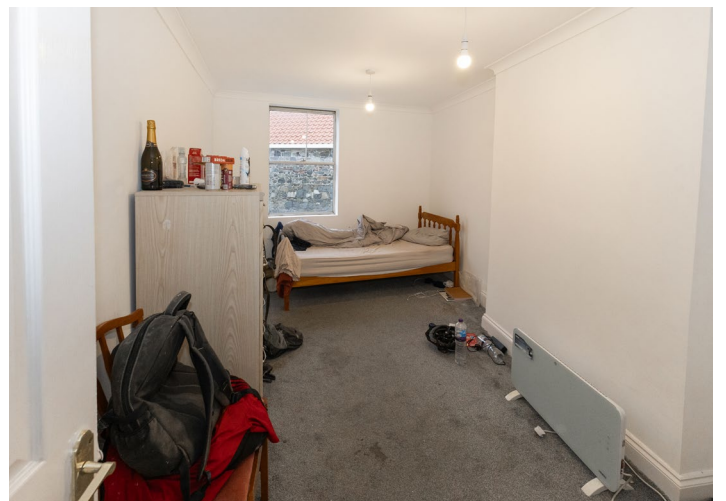
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





## About 3, The Kestrels

Flat 3, The Kestrels is a spacious duplex four-bedroom apartment arranged over the second and third floors. The property features a large open-plan lounge, kitchen and dining area, enjoying stunning sea views across the east coast. Uniquely, the apartment benefits from four generous double bedrooms and three bathrooms, making it ideal for first time buyers, investors and families. While the property would benefit from some cosmetic updating, it offers an excellent opportunity for a prospective buyer to personalise the space. There is good on-street parking available in the immediate vicinity.

### ACCOMMODATION COMPRISING

Stairs to flat 3 which is on the second floor.

#### Entrance Hall

8'2" (2.50) x 6'6" (1.97) max & 0'7" (0.17) min

#### Shower Room

5'5" x 2'6" (1.65m x 0.76m)

#### Kitchen / Lounge

17'1" (5.21) x 13' (3.97) x 18'7" (5.66)

Fitted with a range of wall and base units. Elevated sea views over the east coast, Herm and Sark.

#### Bedroom 3

14'6" x 8' (4.42m x 2.44m)

Aspect over the rear.

#### Bedroom 4

14'4" x 6'9" (4.37m x 2.06m)

Aspect over the rear.

### FIRST FLOOR

#### Half Landing

6'6" x 2'4" (1.98m x 0.7m)

#### Landing

8'10" x 6'6" (2.7m x 1.98m)

Cupboard housing the immersion heater.

#### Bedroom 1

14'8" x 12'8" (4.47m x 3.86m)

#### Bedroom 2

14'9" x 12'10" (4.5m x 3.9m)

#### Shower Room

4'9" x 4'7" (1.45m x 1.4m)

#### Bathroom

7'5" x 6'1" (2.26m x 1.85m)

#### Appliances

Hotpoint washing machine, integrated dishwasher, integrated fridge/freezer, Beko oven.

TRP: TBC

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

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

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

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



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