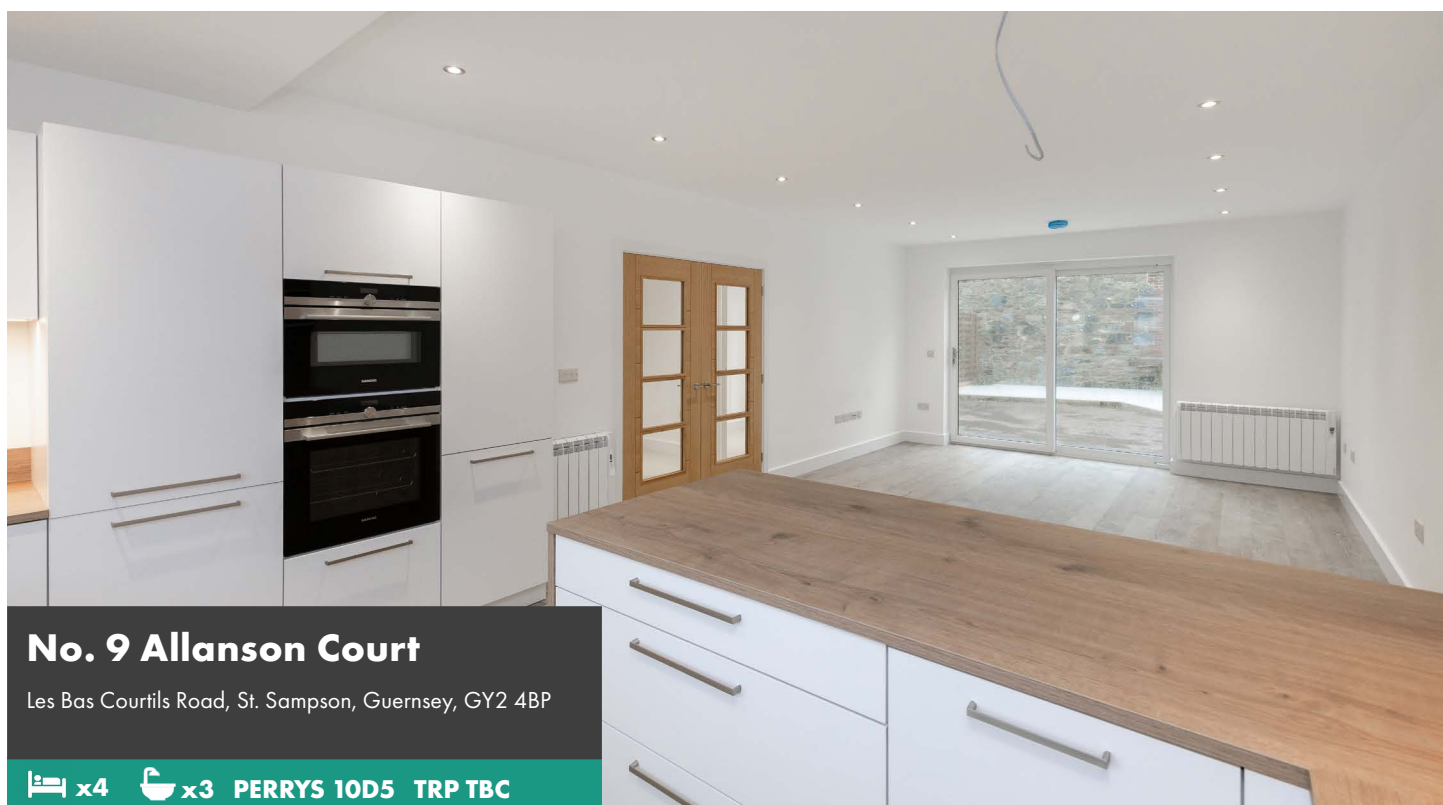


Photos are examples and not necessarily of the exact property

**SOLE
AGENT**



No. 9 Allanson Court

Les Bas Courtils Road, St. Sampson, Guernsey, GY2 4BP

 x4  x3 **PERRYS 10D5 TRP TBC**

- Superb brand new contemporary home
- Fantastic open plan kitchen/dining/living room
- Three bedrooms and versatile accommodation
- Low maintenance enclosed garden
- Multiple Guernsey design awards winning development
- Parking for two cars

£885,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk | 01481 711766

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





About No.9 Allanson Court

"9 Allanson Court" is a brand new contemporary three-bedroom home arranged over three floors, located within a development celebrated as a multiple winner at the 2026 Guernsey Design Awards. Offering exceptional flexibility and modern living throughout, the ground floor features a spacious en suite bedroom—ideal for guests or multi-generational living—alongside a practical utility room. The first floor forms the heart of the home, with an impressive, open-plan kitchen, dining, and living area that opens directly onto a low-maintenance rear garden. Completing the accommodation on the top floor are two generous double bedrooms, one benefiting from a private terrace with attractive east coast views, and a modern family bathroom. To the front, there is parking for two cars.

ACCOMMODATION COMPRISING

Entrance Hall

21'11" x 6'10" (6.68m x 2.08m)

Bedroom 2

15'4" x 13'5" (4.67m x 4.1m)

Ensuite Shower Room

9'4" x 3'10" (2.84m x 1.17m)

Walk-in Wardrobe

3'11" x 2'11" (1.2m x 0.9m)

WC

6'2" x 2'8" (1.88m x 0.81m)

Utility Room

13'5" x 8'8" (4.1m x 2.64m)

Fitted with white wall and base units with wood laminate work surfaces above. Incorporating a single bowl sink.

Boiler Room

6'10" x 4'8" (2.08m x 1.42m)

Stairs to First Floor Landing

19' x 6'10" (5.8m x 2.08m)

Study

8' x 6'10" (2.44m x 2.08m)

Kitchen / Dining / Living Room

28'8" x 13'4" (8.74m x 4.06m)

Fitted with a range of white wall and base units with wood laminate work surfaces above incorporating a single bowl sink.

Stairs to the Second Floor Landing

8'6" x 3'6" (2.6m x 1.07m)

Bathroom

8'6" x 5'10" (2.6m x 1.78m)

Bedroom 3

12'3" x 11'8" (3.73m x 3.56m)

Bedroom 1

16'10" x 10'4" (5.13m x 3.15m)

Sliding doors to terrace offering views across towards St. Peter Port.

OUTSIDE

Front

The property sits on a private clos road and extends onto a brick paved driveway where there is parking for two cars.

Rear

A lawned garden bounded by a granite paved terrace.

Appliances

Siemens induction hob, Siemens extractor fan, Siemens dishwasher, Siemens electric oven and grill, Siemens fridge freezer.

TRP: TBC

Viewing: BY APPOINTMENT

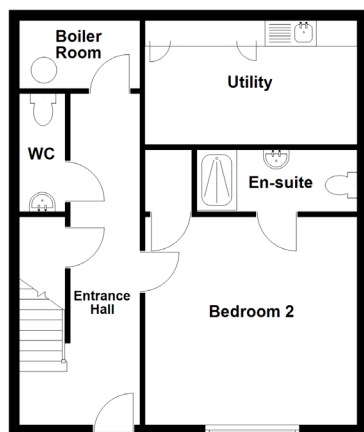
Possession: BY ARRANGEMENT

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

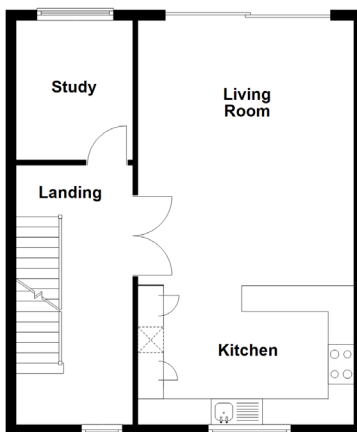
Construction: Cavity construction.

Price includes: As seen.

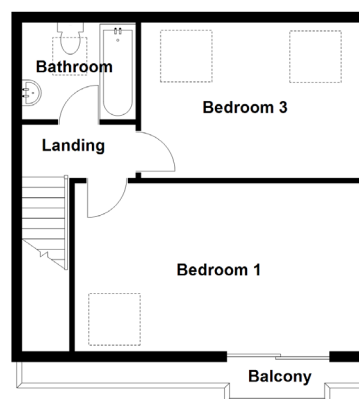
Ground Floor



First Floor



Second Floor



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.