

**SOLE  
AGENT**



## La Rouse Apartments

Les Dicqs, Vale, Guernsey, GY6 8JW

 x8  x4 **PERRYS 33F2 TRP 359**

- Excellent investment opportunity
- Self contained site
- Currently four apartments, each two bedrooms
- Superb sea views with separate small lake
- Plenty of parking and outside space
- Solid rental income stream & scope for capital growth

**£1,800,000**

**LOCAL MARKET**

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

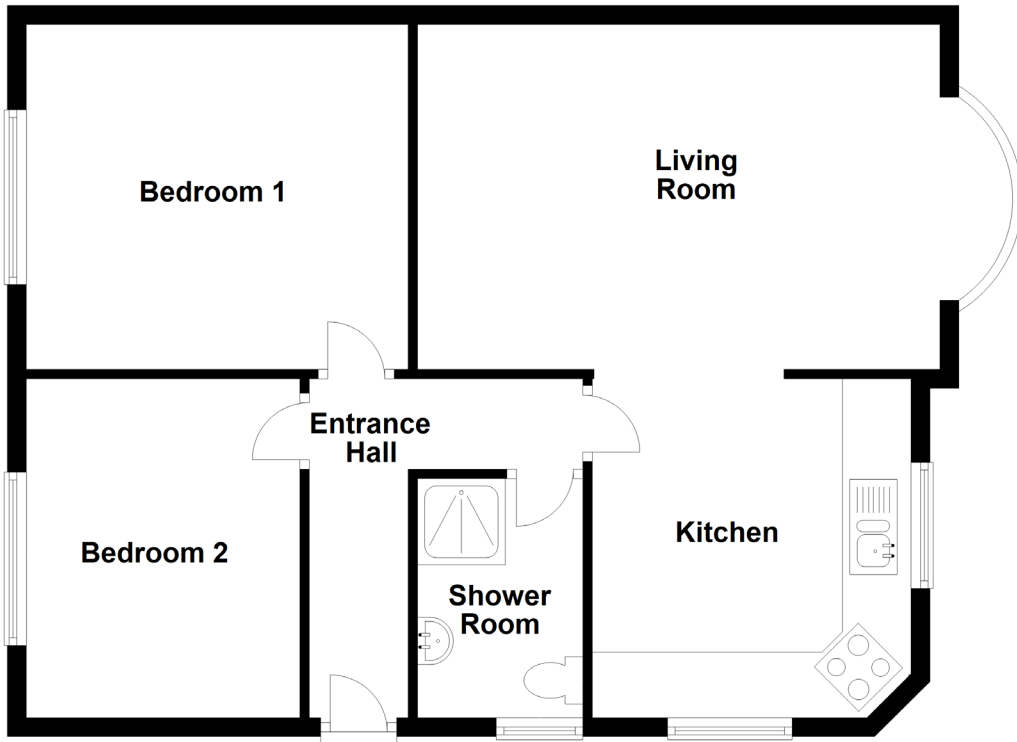




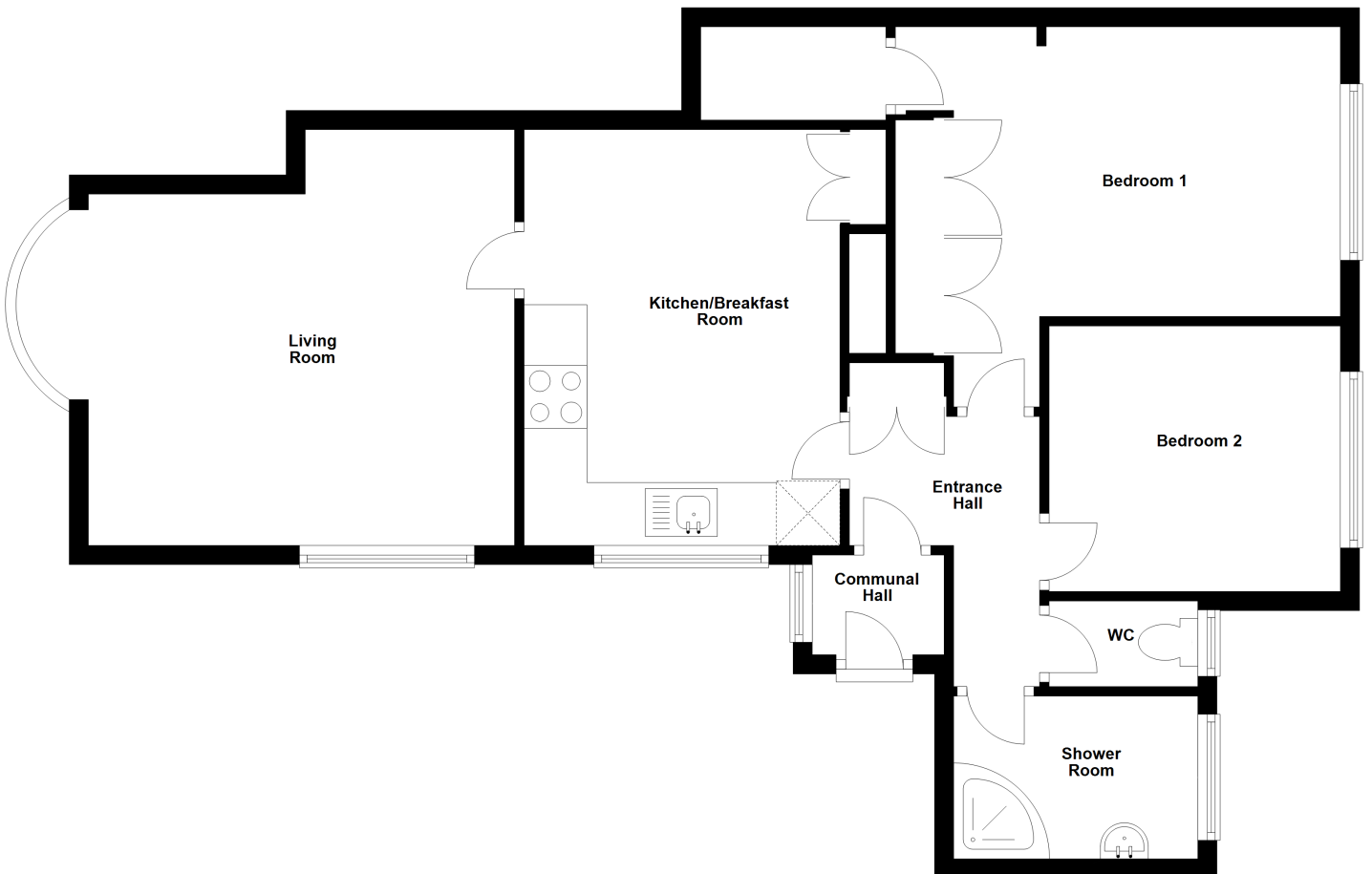




**Apartment 1**  
**Ground Floor**

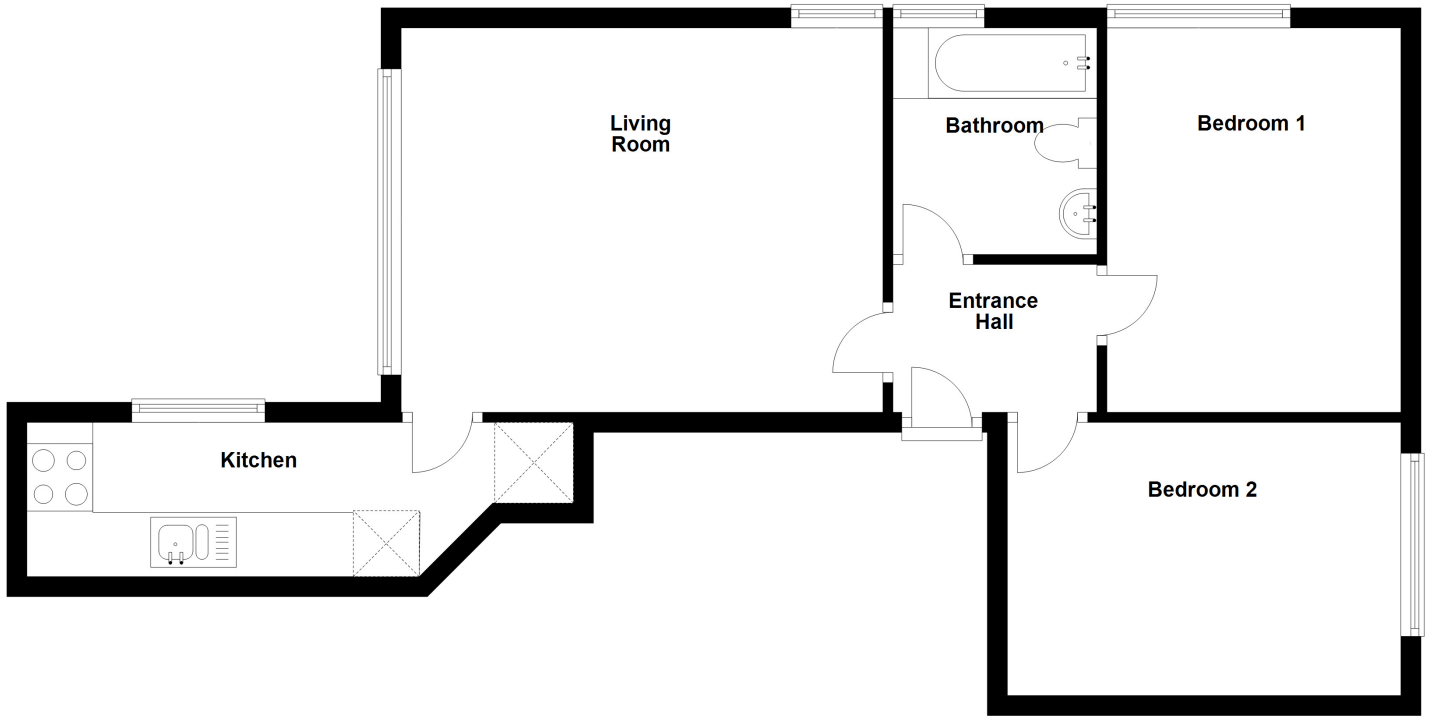


**Apartment 2**  
**Ground Floor**



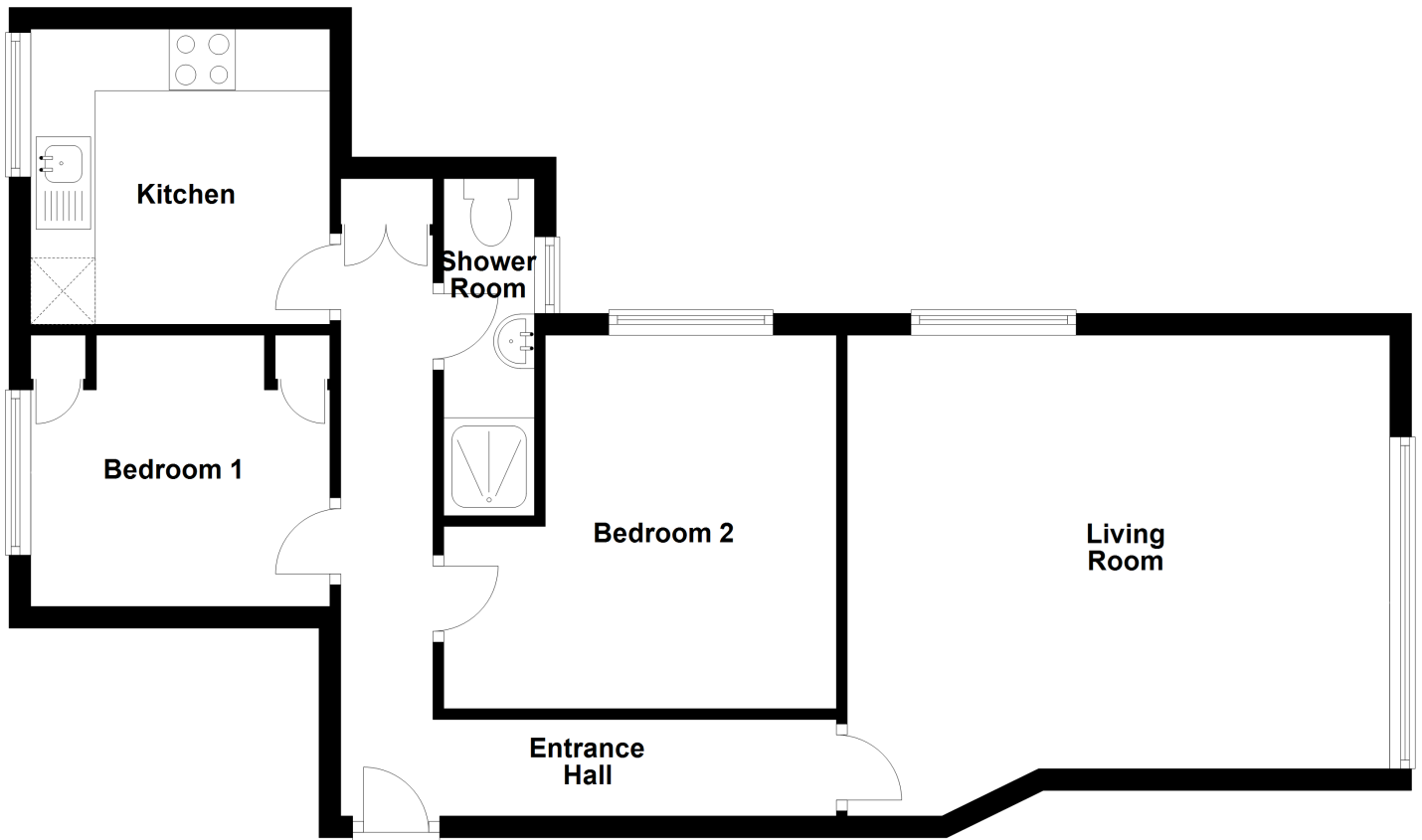
### Apartment 3

#### First Floor



### Apartment 4

#### First Floor



## About La Rousse Apartments

La Rousse Apartments are located in an excellent position, towards the headland at Rousse and enjoy good external amenity space, with gardens and plenty of car parking. The apartments have fabulous views across Grande Harve Bay towards the north and east and across open rural space to the west. Most importantly, the site provides an excellent established rental income with further scope for capital growth through additional development on site, subject to the necessary permissions being obtained, or via sale of the units on an individual basis.

### ACCOMMODATION COMPRISING

#### APARTMENT 1

##### Hallway

11'8" (3.56) x 3'5" (1.04) & 9'4" (2.84) x 3'2" (0.96)  
L-shaped.

##### Bedroom 2

11'8" x 9'5" (3.56m x 2.87m)  
Window to rear.

##### Bedroom 1

13'10" x 11'11" (4.22m x 3.63m)  
A range of built-in wardrobes. Window to rear.

##### Shower Room

8'11" x 5'5" (2.72m x 1.65m)  
Three piece white suite. Part tiled walls. Obscure glazed window to side.

##### Kitchen

12'7" x 11'2" (3.84m x 3.4m)  
A range of white wall and base units with granite effect work surface over. Appliances include fridge, freezer, washing machine, tumble dryer and stainless steel single electric oven, four ring electric hob with extractor over. Window to side and front.

##### Living Room

18'1" x 12'11" (5.5m x 3.94m)  
Bay window to front.

##### Outside

Private garden and parking for two cars.

#### APARTMENT 2

##### Communal Hallway

Access to meters.

##### Entrance Hall

5'9" (1.75) x 6'6" (1.98) & 3'11" (1.2) x 2'5" (0.74)  
L-shaped. Storage cupboard.

##### Shower Room

8'2" x 5'7" (2.5m x 1.7m)  
Two piece suite. Obscure glazed window to rear. Tiled floor. Part tiled walls.

##### Separate WC

5'1" x 2'11" (1.55m x 0.9m)  
WC. Obscure glazed window to rear. Tiled floor.

##### Bedroom 2

10' x 9'1" (3.05m x 2.77m)  
Window to rear.

##### Bedroom 1

13'10" x 9'11" (4.22m x 3.02m)  
Built-in wardrobes and storage. Window to rear.

##### Kitchen / Diner

14'3" x 10'10" (4.34m x 3.3m)  
Fitted with a range of cream wall and base units with granite effect work surface over. Tiled splashbacks. Appliances include fridge/freezer, washing machine, tumble dryer, electric single oven, four ring electric induction hob with extractor over. Window to side. Tile effect flooring. Cupboard.

##### Living Room

14'7" x 17'1" (4.45m x 5.2m)  
Bay window to front and window to side.

##### OUTSIDE

Garden. Parking for two cars.

#### APARTMENT 3

##### Entrance Hall

6'8" x 4'10" (2.03m x 1.47m)  
Wood laminate flooring.

##### Living Room

15'9" x 12'11" (4.8m x 3.94m)  
Window to side and front with views across the bay. Wood laminate flooring.

##### Kitchen

15'3" x 4'10" (4.65m x 1.47m)  
Galley style with a range of wood effect wall and base units with stone effect work surface over. Appliances include washer/dryer, fridge, freezer, and electric single oven with four ring electric hob with extractor over. Window to side.

##### Bathroom

7'5" x 5'8" (2.26m x 1.73m)  
Fitted with a three piece white suite. Obscure glazed window to side. Stone effect panelling to the walls.

##### Bedroom 1

9'7" x 10'1" (2.92m x 3.07m)  
Fitted with a range of white gloss storage. Window to side.

##### Bedroom 2

12'5" x 8'11" (3.78m x 2.72m)  
Window to rear.

##### OUTSIDE

Parking for two cars. Use of the communal patio which is shared with Apartment 4.

#### APARTMENT 4

##### Entrance Hall

15'9" (4.8) x 2'7" (0.79) & 15'9" (4.8) x 2'7" (0.79)  
L-shaped. Shelved storage cupboard.

##### Kitchen

8'11" x 7'5" (2.72m x 2.26m)  
Fitted with a range of cream wall and base units with wood effect laminate work surface over. Tiled splashbacks. Appliances include fridge/freezer, washing machine and tumble dryer, electric double oven, four ring electric hob with extractor over. Wood laminate flooring. Window to rear.

##### Shower Room

10'2" x 3' (3.1m x 0.91m)  
Three piece white suite. Tiled floor. Part tiled walls. Obscure glazed window to front.

##### Bedroom 1

12'2" x 9' (3.7m x 2.74m)  
Fitted wardrobes and cupboards. Window to rear.

##### Bedroom 2

11'3" x 12'4" (3.43m x 3.76m)  
Window to side.

##### Living Room

15'7" x 12'10" (4.75m x 3.9m)  
Window to side and front.

##### OUTSIDE

Parking for two cars. Use of communal patio shared with Apartment 3.

##### TRP

**Apt 1** - 88

**Apt 2** - 105

**Apt 3** - 78

**Apt 4** - 88

**TRP:** 359

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water and electricity. Cesspit drainage.

**Construction:** uPVC double glazed windows.

**Price includes:** As seen.

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