

**SOLE
AGENT**



Flat 3, Beau Sejour Flats

Vale Road, St. Sampson, Guernsey, GY2 4DN

 x1  x1 TRP 73

- Spacious one bedroom apartment
- Allocated parking for one car
- Separate study off the lounge
- Convenient St Sampson location
- Outside space and large storage shed
- No forward chain

£310,000

LOCAL MARKET

swoffers



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





About Flat 3, Beau Sejour Flats

Situated on the second floor in a convenient location, this spacious apartment is just a short drive from The Bridge, St Peter Port and the island's northern beaches. The accommodation comprises a well-proportioned lounge with access to a separate study, offering an ideal space for home working or occasional guests. There is also a good-sized double bedroom, a fitted kitchen and a family bathroom. A particularly rare feature for an apartment is the private outdoor space, with a generous courtyard laid with artificial lawn and complemented by a large storage container, providing excellent additional storage. The property also benefits from allocated parking for one vehicle, making it an ideal first-time purchase, buy-to-let investment or low-maintenance home.

ACCOMMODATION COMPRISING

Entrance Hall

7'6" x 5'1" (2.29m x 1.55m)

Storage cupboard above the stairs, further cupboard and a drawer that houses the electrics.

Lounge

13'11" x 11'11" (4.24m x 3.63m)

Fitted cupboards.

Study

11'11" x 7'4" (3.63m x 2.24m)

Fitted cupboards.

Bedroom

11'9" x 9'4" (3.58m x 2.84m)

Windows providing aspect to the side of the property.

Kitchen

11'8" x 7'4" (3.56m x 2.24m)

Fitted with a range of wall and base units.

Bathroom

6'5" x 5'8" (1.96m x 1.73m)

Fitted with a three piece suite of bath and shower over, wash hand basin and W.C. Fitted with a range of wall and base units.

Terrace

Artificial lawn. Bench and a bar area.

OUTSIDE

Storage Shed

13'1" x 8'2" (4m x 2.5m)

Appliances

Whirlpool electric oven and grill and Whirlpool electric hob.

TRP: 73

Viewing: BY APPOINTMENT

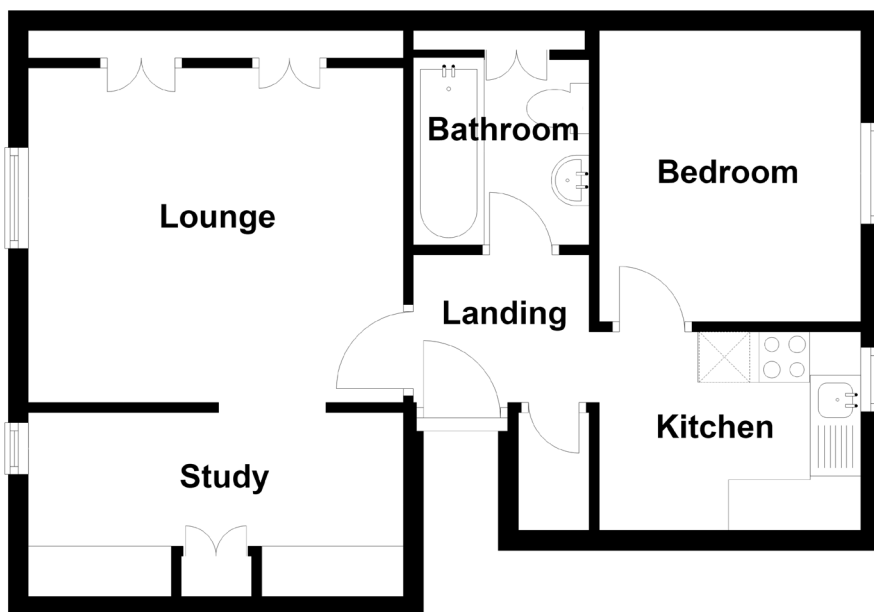
Possession: BY ARRANGEMENT

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

Construction: Granite construction. uPVC double glazed windows and uPVC fascias & soffits.

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

Ground Floor



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