

**SOLE
AGENT**



Petit Havre

Fosse Andre, St. Peter Port, Guernsey, GY1 1XB

 x2  x1 **TRP 150**

- Characterful town house
- High ceilings throughout
- Lounge and separate dining room
- Two large bedrooms
- Family bathroom and separate WC
- Walking distance to St Peter Port

£635,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Petit Havre

Petit Havre is a charming Edwardian townhouse ideally positioned on the edge of St Peter Port. This well-presented home offers two spacious bedrooms, a separate study, and a flexible living layout. The ground floor features a bright lounge with an attractive bay window overlooking the front of the property. There is a large opening into a dining room creating an open-plan living and entertaining space. To the rear, there is a fitted kitchen and a useful utility / sun room. Upstairs are two generous double bedrooms with built-in wardrobes, a separate study, a family bathroom and a separate WC. Outside, the property benefits from a south facing low-maintenance garden with two storage sheds and convenient rear access.

ACCOMMODATION COMPRISING

Entrance Porch

5'2" x 5'1" (1.57m x 1.55m)

Entrance Hall

17'5" x 5'2" max (5.3m x 1.57m max)

Understairs storage. Pantry.

Open Plan Lounge / Diner

Working fireplace. Bay window with aspect over the front.

Kitchen

22'3" x 8'8" (6.78m x 2.64m)

Fitted with a range of wall and base units. Dual aspect room with door leading onto the garden. Door to...

Sun Room

9' x 8'6" (2.74m x 2.6m)

Fitted with a range of wall and base units. Door to garden.

FIRST FLOOR

Half Landing

7'3" x 5'1" max (2.2m x 1.55m max)

Cupboard housing the gas boiler.

Family Bathroom

8'3" x 6'1" (2.51m x 1.85m)

Fitted with a three suite of bath with shower over, wash hand basin with storage below, and W.C. Window with outlook over the rear.

Separate WC

3'10" x 2'6" (1.17m x 0.76m)

Landing

9'11" x 5'1" (3.02m x 1.55m)

Could be used as a small study area.

Bedroom 1

15'1" x 12'1" (4.6m x 3.68m)

Built-in wardrobes. Two shallow Guernsey cupboards. Large window with aspect over the front.

Bedroom 2

12' x 11' (3.66m x 3.35m)

Built-in wardrobes. Two shallow Guernsey cupboards. Aspect over the rear.

Study / Nursery

7'3" x 5'1" (2.2m x 1.55m)

Aspect over the front.

OUTSIDE

Front

Small front garden with steps leading up to the front door.

Rear

Paved area. Two wooden storage sheds. Rear access onto Coronation road.

Appliances

Integrated Neff double oven, free standing Hotpoint washing machine, Smeg slimline dishwasher, Siemens American style fridge/freezer.

TRP: 150

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

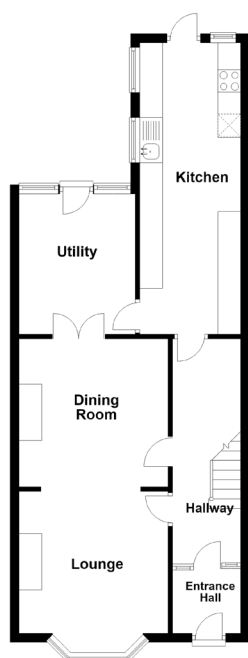
Services: Mains water, electricity and drainage.

Gas central heating.

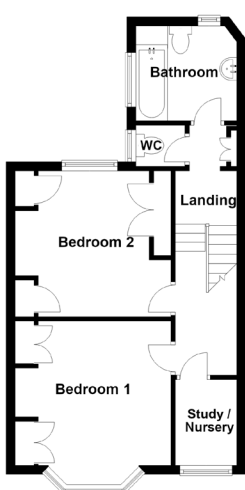
Construction: Granite with single block extensions. uPVC double glazed windows.

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

Ground Floor



First 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.