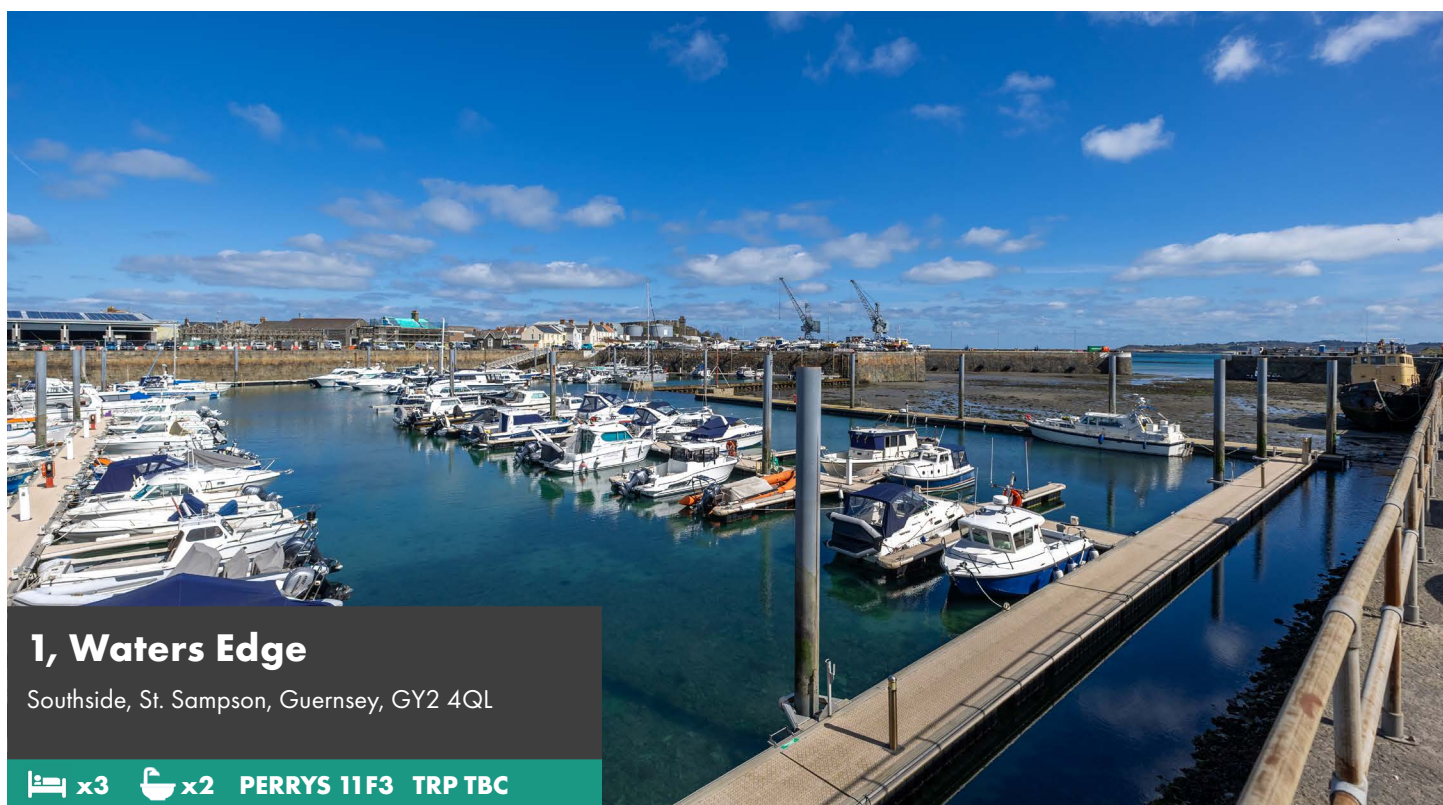


**SOLE
AGENT**



1, Waters Edge

Southside, St. Sampson, Guernsey, GY2 4QL

 x3  x2 **PERRYS 11F3 TRP TBC**

- Spacious home
- Open living space
- Renovation project
- Internal courtyard
- Split over three levels
- Separate store room
- Amazing views over the harbour
- Cash buyers only

£425,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About

Situated in the heart of The Bridge, 1 Waters Edge is a spacious three-bedroom home with the added benefit of a self-contained storeroom. The property has been stripped back to a shell making it a perfect opportunity for the prospective buyer to make their mark. The ground floor features space for a bright open-plan kitchen and living area, ideal for modern living. The first and second floors have lovely views over the harbour and accommodate three well-proportioned bedrooms along with an option for a family bathroom. Externally, the property benefits from an internal The property is offered to the market with no forward chain. Cash buyers only.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

6'2" x 4'8" (1.88m x 1.42m)

Inner Hall

20' x 2'11" (6.1m x 0.9m)

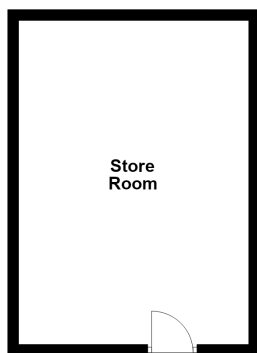
Kitchen/Lounge/Diner

30'8" (9.34) x 7'3" (2.20) widening to 10'11" (3.34)

Separate WC

4'6" x 2'7" (1.37m x 0.79m)

Ground Floor



FIRST FLOOR

Landing

9'11" x 6'9" (3.02m x 2.06m)

Bedroom 2

14'4" x 9'3" (4.37m x 2.82m)

Bedroom 3

14'7" x 6'9" (4.45m x 2.06m)

Bathroom

8'5" x 4'3" (2.57m x 1.3m)

SECOND FLOOR

Bedroom 1

14'5" x 13'7" (4.4m x 4.14m)

Airing/Storage Cupboard

7'8" x 5'2" (2.34m x 1.57m)

OUTSIDE

OUTBUILDING

Entrance Hall

8' x 3'5" (2.44m x 1.04m)

Room 1

12'2" x 10'11" (3.7m x 3.33m)

Room 2

15' x 13'3" (4.57m x 4.04m)

Bathroom

9'2" x 5'3" (2.8m x 1.6m)

Appliances

Beko electric oven and hob, Brushed steel extractor fan, Cata fridge/freezer, Beko dishwasher and Candy washer/dryer.

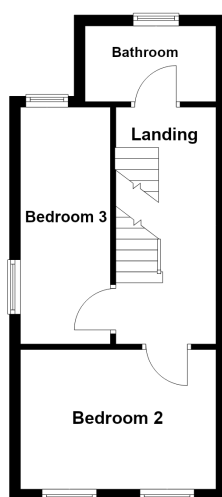
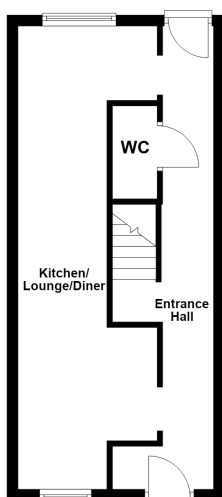
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

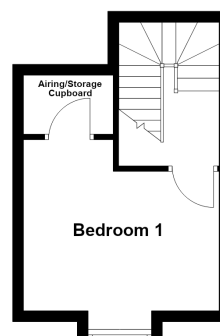
Services: Mains water, electricity and drainage.

Construction: Part Granite and part block construction. Wooden single glazed windows (with secondary glazing).

First Floor



Second Floor



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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.