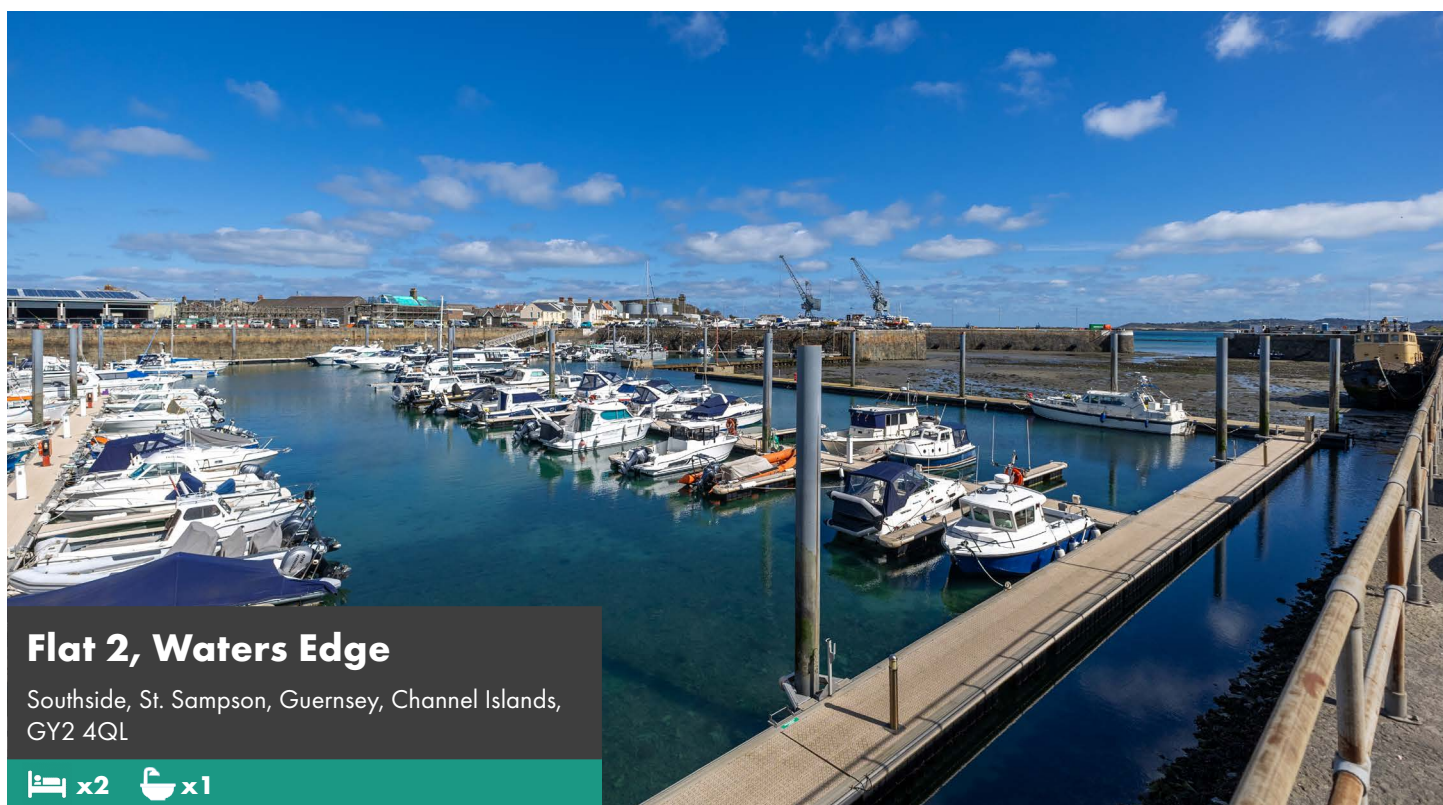


**SOLE
AGENT**



Flat 2, Waters Edge

Southside, St. Sampson, Guernsey, Channel Islands,
GY2 4QL

 x2  x1

- Versatile two bedroom house
- Additional nursery and attic room
- Views over the harbour
- Plenty of reception space
- Large block built outbuilding
- Roof terrace
- On street parking closeby
- Stone throw from the local amenities

£550,000

LOCAL MARKET

swoffers



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





About Flat 2, Waters Edge

2 Waters Edge is a spacious and well-presented two-bedroom house, complemented by an additional nursery and attic room, providing versatile accommodation throughout. The property offers excellent reception space, including a comfortable lounge, separate dining room and modernised kitchen. To the front, the property enjoys elevated views across the harbour, adding to its appeal. Unusually for a property of this type, there is also a large self-contained store room to the rear, providing excellent additional storage. For those who enjoy entertaining, the property benefits from a large private roof terrace, complete with an outdoor bar, creating a fantastic space for relaxing and socialising. Good on-street parking is available in the immediate vicinity, while the property is ideally positioned for convenient access to the surrounding amenities.

ACCOMMODATION COMPRISING

Entrance Hall

15'9" x 2'11" (4.8m x 0.9m)
Storage cupboard housing the electrics.

Lounge

13'3" x 11'11" (4.04m x 3.63m)

Dining Room

16'7" (max) x 12' (5.05m (max) x 3.66m)

Rear Hallway

5'9" x 4'1" (1.75m x 1.24m)

Kitchen

13'9" x 9'11" (4.2m x 3.02m)
Fitted with a range of wall and base units.

FIRST FLOOR

Landing

24'1" x 3'9" (7.34m x 1.14m)

Bedroom 1

16'5" x 11'11" (5m x 3.63m)
Providing aspect over the harbour.

Bedroom 2

10'7" x 9'5" (3.23m x 2.87m)
Providing aspect to the courtyard

Study / Nursery

6'1" x 6' (1.85m x 1.83m)
Providing aspect to the courtyard.

Bathroom

8' x 6'3" (2.44m x 1.9m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

SECOND FLOOR

Attic Room

OUTSIDE

STORE ROOM

Store 1

11'3" x 8'4" (3.43m x 2.54m)
Fitted wardrobes.

Store 2

13'9" x 12'2" (4.2m x 3.7m)

Store 3

8'9" x 6'8" (2.67m x 2.03m)

ROOF TERRACE

Appliances

Statesman microwave, Cooke & Lewis electric hob, Candy washer/dryer, Smeg cooker and Indesit fridge/freezer.

TRP: N/A

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Garnite construction. uPVC double glazed windows.

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



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