



# Honfleur

£3,250,000

Open Market Sole Agent





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Spacious detached bungalow

Private, enviable location

Sea and island views

Four bedrooms with three bath/shower rooms

Wonderful reception areas

Double garage and parking

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**Approximate total area<sup>(1)</sup>**

2997.64 ft<sup>2</sup>  
278.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## About Honfleur, Rue Charlotte, Fort George, St. Peter Port, Guernsey, GY1 2SH

Located in a private location within the highly regarded Fort George development 'Honfleur' occupies an enviable, elevated position which benefits from attractive sea and island views over the east coast. The accommodation is spacious and very well presented throughout, offering large reception rooms including kitchen/breakfast room, sitting room, dining room and sun room together with four double bedrooms (two with en-suites) and further family bathroom. Externally the gardens enjoy both south and east facing aspects. There is a plenty of parking to the front together with access to a generous double garage.

### ACCOMMODATION COMPRISING

#### Entrance Hall

29'6" x 7'3" (9m x 2.2m)

#### Kitchen

14'1" x 11'5" (4.3m x 3.48m)

#### Breakfast Room

10'6" x 12'4" (3.2m x 3.76m)

#### Utility Room

6'6" x 12' (1.98m x 3.66m)

#### Living Room

24' x 14'4" (7.32m x 4.37m)

#### Dining Room

11'11" x 18'11" (3.63m x 5.77m)

#### Sun Room

16'10" x 13'6" (5.13m x 4.11m)

#### Hallway

6'4" x 8' (1.93m x 2.44m)

#### WC

3'2" x 7'7" (0.97m x 2.3m)

#### Bedroom 2

10'10" x 13' (3.3m x 3.96m)

#### Ensuite Bathroom

6'8" x 11'6" (2.03m x 3.5m)

#### Bedroom 3

12' x 9'9" (3.66m x 2.97m)

#### Family Shower Room

6' x 9'8" (1.83m x 2.95m)

#### Bedroom 4

10'8" x 14'2" (3.25m x 4.32m)

#### Master Bedroom

16'8" x 12'5" (5.08m x 3.78m)

#### Ensuite Shower Room

8'4" x 12'4" (2.54m x 3.76m)

#### Double Garage

17'11" x 20'9" (5.46m x 6.32m)

### OUTSIDE

#### Front

A tarmac driveway provides parking for numerous vehicles and gives access to the double garage.

#### Rear

Immediately to the rear of the property is a paved terrace with stunning views over the east coast and neighbouring islands. From here steps lead to an area of lawned garden planted with a variety of shrubs. The gardens wrap around the property onto the southern side giving access to the sun room.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Oil fired central heating. Part under floor heating and part radiators.

**Construction:** Double glazed uPVC windows. uPVC fascias and soffits.

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