



Chenie

Clifton, St. Peter Port, Guernsey, GY1 2PH

£3,750,000

Four bedrooms | Breathtaking sea views | Extremely private location

Plenty of secure parking | Two person lift to all floors

Very short walk to the centre of town



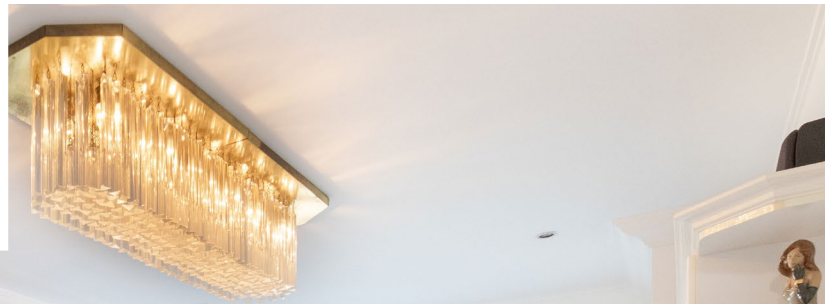
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





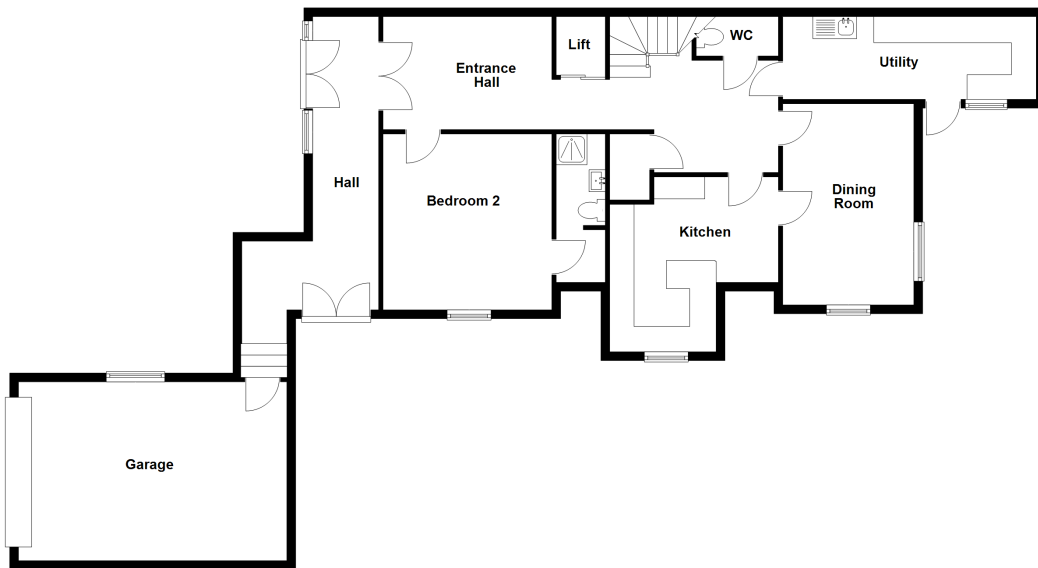




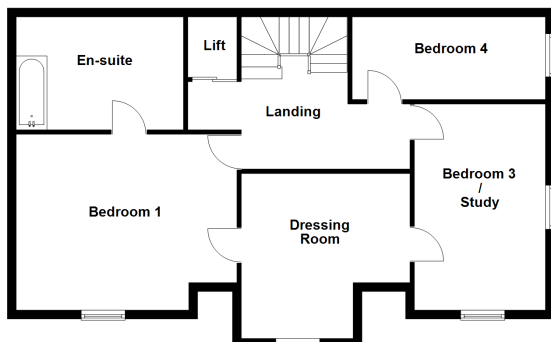




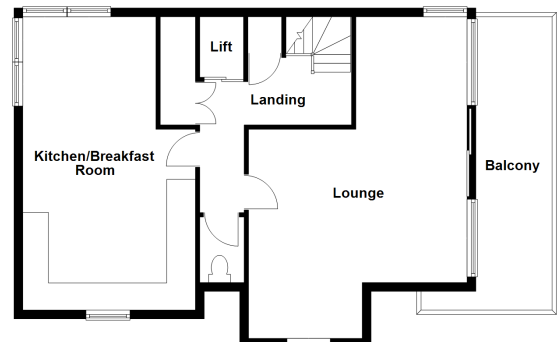
Ground Floor



First Floor



Second Floor



About Chenie

Very rarely does a property that is positioned within the heart of St Peter Port, has breathtaking sea views, offers plenty of parking and is totally private come to market. Chenie offers the discerning buyer all of these things.

Positioned high above St Peter Port harbour with views of Castle Cornet, all of the neighbouring islands and even France on particularly clear days, Chenie offers four bedrooms and generous reception space. A two person lift allows easy access to all levels of this wonderful property.

Chenie is the perfect property for those seeking a low maintenance lifestyle. The garden is predominantly laid to patio on southern and eastern side with borders and raised beds which add a splash of colour in the spring and summer making it a lovely spot from which to study the comings and goings of St Peter Port harbour and beyond.

Beyond the garden there is an enviable expanse of parking. The forecourt is approached from a private lane and provides comfortable parking for several cars and access to the large double garage which has a large storeroom below from which there is pedestrian access to the street.

ACCOMMODATION COMPRISING

Entrance Porch

17'1" x 11'10" x 5'1" (5.2m x 3.6m x 1.55m)

Entrance Hall

28'10" x 6'5" (8.8m x 1.96m)

Access to lift.

Bedroom 2

16'9" x 9' (5.1m x 2.74m)

Wardrobes as fitted with cupboards.

Dressing Room

5'1" x 3'7" (1.55m x 1.1m)

Ensuite Bathroom

6'11" x 5'5" (2.1m x 1.65m)

Three piece suite consisting of bath with shower over, wash hand basin and WC.

Kitchen

13'1" x 15'1" (4m x 4.6m)

Dining Room

19'6" x 11'2" (5.94m x 3.4m)

Cloakroom

7'1" x 2'9" (2.16m x 0.84m)

WC and wash hand basin set into vanity unit.

Utility Room

18'8" x 6'3" (5.7m x 1.9m)

Wall and base units. Central heating boiler.

FIRST FLOOR

Landing

15'5" x 8'6" (4.7m x 2.6m)

Access to lift.

Bedroom 4

15'1" x 6'9" (4.6m x 2.06m)

Sea views.

Bedroom 3

18'8" x 9'2" (5.7m x 2.8m)

Sea views.

Master Bedroom

15'11" x 10'2" (4.85m x 3.1m)

Ensuite Bathroom

10'2" x 1.95 (3.1m x 1.95)

Four piece suite consisting of bath with shower over, bidet, WC and wash hand basin.

Dressing Room

7'10" x 15'3" (2.4m x 4.65m)

Fitted wardrobes and vanity unit.

SECOND FLOOR

Landing

12'2" x 4'5" (3.7m x 1.35m)

Lift access.

Kitchen/Breakfast Room

24'3" x 10'2" (7.4m x 3.1m)

White fitted wall and base units with full height windows providing rooftop views across St Peter Port and sea views towards the neighbouring islands.

WC

5'9" x 4'11" (1.75m x 1.5m)

WC and wash hand basin set into vanity unit.

Living Room

22'10" x 20' (6.96m x 6.1m)

Glass sliding doors leading to balcony. Majestic views of St Peter Port and the neighbouring Islands.

Garage

20'4" x 21'8" (6.2m x 6.6m)

Electric roller door.

Store Room

22'2" x 20'2" (6.76m x 6.15m)

Pedestrian access to lane.

EXTERNAL

Rear

Patio area with raised flower beds. Incredible views of St Peter Port Harbour, Castle Cornet and the neighbouring Islands.

Front

Approached from a private lane onto extensive parking area. Parking for 6 cars. Access to large double garage. Archway leads to front entrance porch. Raised flowerbeds with mature shrubs.

Appliances

Tricity bendix oven/grill. Tricity bendix hob with extractor over. Stainless steel sink. Tricity bendix dishwasher. Hotpoint washing machine. Hotpoint tumble dryer.

SECOND KITCHEN: Tricity bendix oven and grill.

Tricity bendix Hob. Sharp microwave. Tricity bendix dishwasher. Igenix fridge. Hotpoint fridge with freezer compartment.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, drainage and electric. Oil fired central heating (new boiler).

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

Construction: uPVC double glazed windows.

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