



## La Discotheque

Rohais, St. Peter Port, Guernsey, GY1 1XS

£2,095,000

OPEN MARKET



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk) | 01481 711766

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



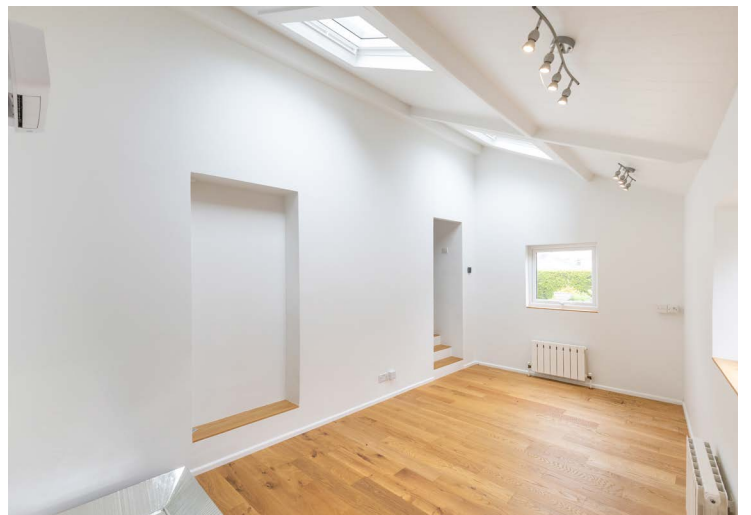
Attractive Georgian Home  
Convenient St. Peter Port location  
Generous proportions throughout  
Walking distance to St. Peter Port town centre  
Flexible accommodation  
Excellent parking and double garage







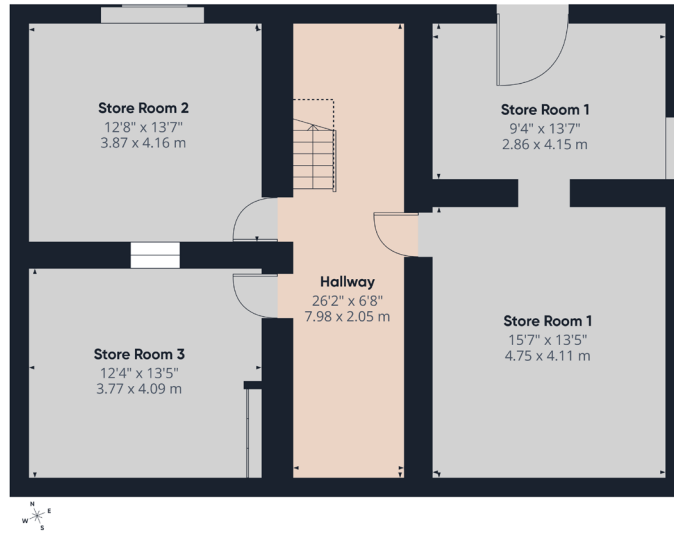










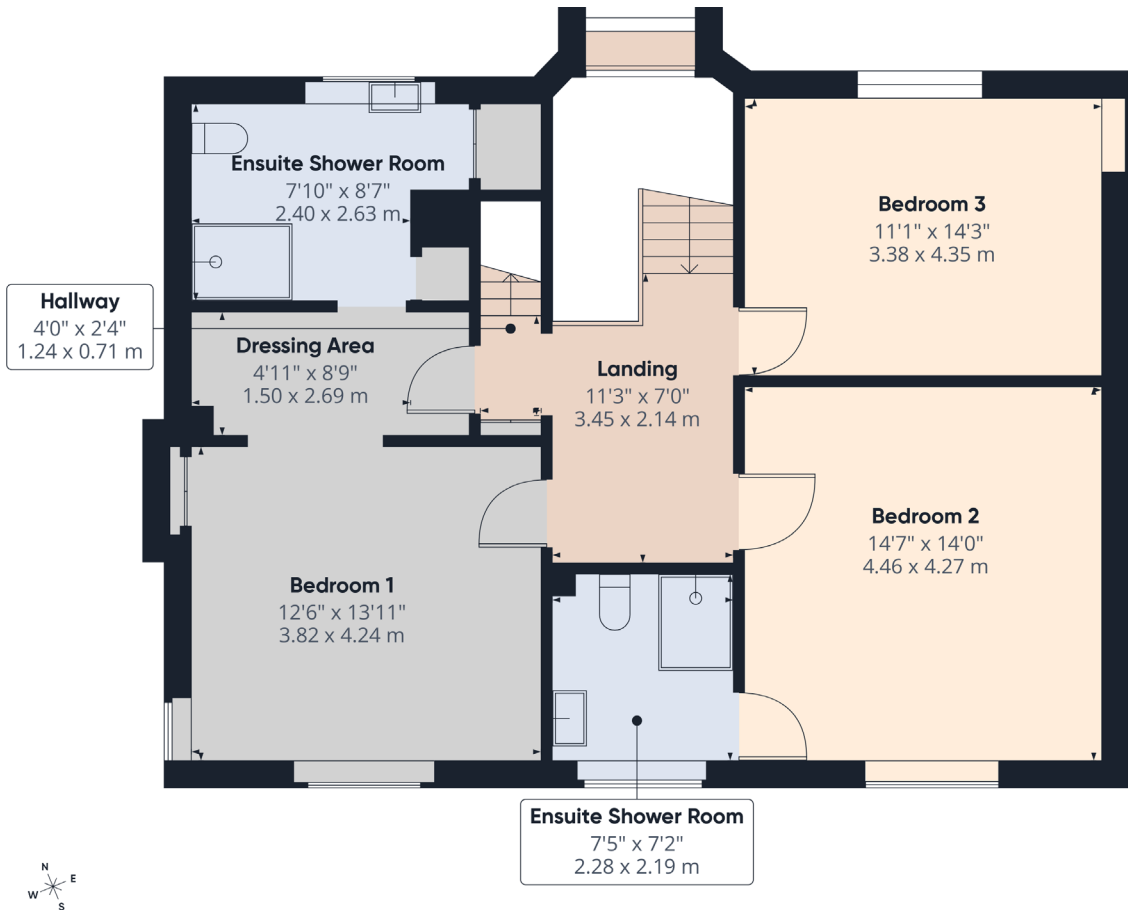


Floor -1

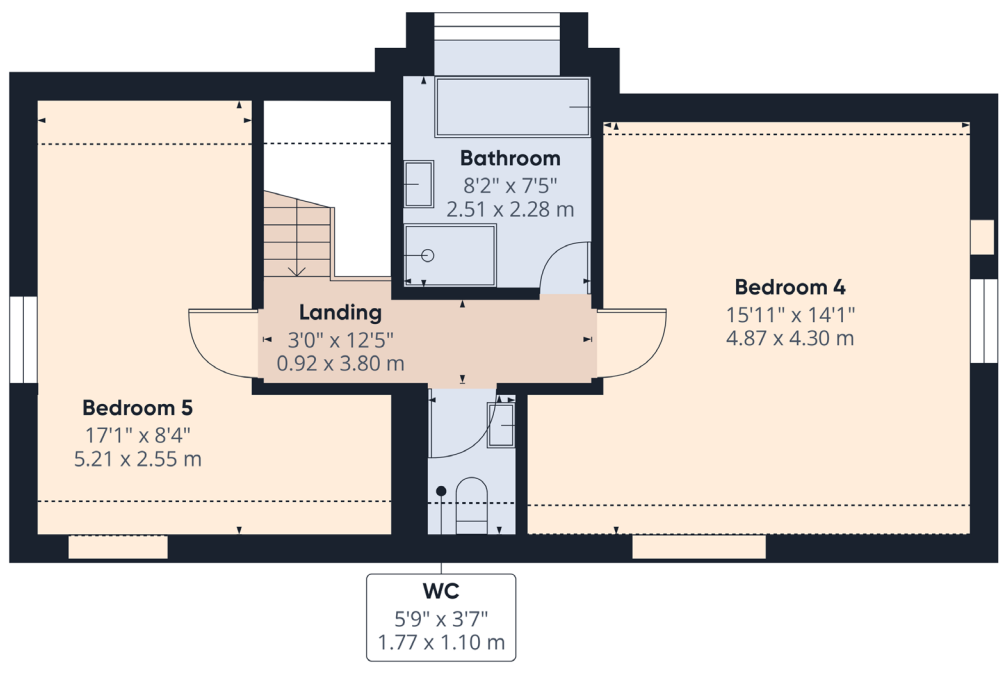


Ground Floor





Floor 1



Floor 2

## About La Discotheque

'Le Discotheque' is a very attractive Georgian family home located in a convenient position within walking distance of amenities, schools and shops of central St. Peter Port. The property offers generous proportions throughout with accommodation over three floors, plus a large basement which could be converted to further accommodation, subject to necessary permissions. In total, the accommodation offers approximately 4,500sqft of space with a flexible layout including up to six bedrooms. Externally, there a private enclosed garden, excellent parking and a large double garage.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

##### Sitting Room

20'5" (6.22) x 14'3" (4.35) & 9'7" (2.93) x 14'3" (4.35)

##### Snug

17' x 13'10" (5.18m x 4.22m)

##### Dining Room

13'1" 13'11" (4m 4.24m)

##### Kitchen/Breakfast Room

20'3" x 13'8" (6.17m x 4.17m)

##### Laundry Room

6'1" x 7'7" (1.85m x 2.3m)

##### Boiler Room

6'3" x 4'7" (1.9m x 1.4m)

##### Rear Hall

4'9" x 3'6" (1.45m x 1.07m)

##### WC

7' x 4'9" (2.13m x 1.45m)

##### Office / Bedroom 6

17'2" x 9'10" (5.23m x 3m)

##### Bathroom

9'10" x 6'7" (3m x 2m)

#### LOWER GROUND FLOOR

##### Hallway

26'2" x 6'9" (7.98m x 2.06m)

##### Store Room 1

15'7" (4.75) x 13'6" (4.11) & 9'5" (2.86) x 13'7" (4.15)

##### Store Room 2

12'8" x 13'8" (3.86m x 4.17m)

##### Store Room 3

12'4" x 13'5" (3.76m x 4.1m)

#### FIRST FLOOR

##### Landing

11'4" x 7' (3.45m x 2.13m)

##### Bedroom 1

12'6" x 13'11" (3.8m x 4.24m)

##### Dressing Area

4'11" x 8'10" (1.5m x 2.7m)

##### Ensuite Shower Room

7'10" x 8'8" (2.4m x 2.64m)

##### Bedroom 2

14'8" x 14' (4.47m x 4.27m)

##### Ensuite Shower Room

7'6" x 7'2" (2.29m x 2.18m)

##### Bedroom 3

11'1" x 14'3" (3.38m x 4.34m)

#### SECOND FLOOR

##### Landing

3' x 12'6" (0.91m x 3.8m)

##### Bedroom 4

16' x 14'1" (4.88m x 4.3m)

##### WC

5'10" x 3'7" (1.78m x 1.1m)

##### Bathroom

8'3" x 7'6" (2.51m x 2.29m)

##### Bedroom 5

17'1" x 8'4" max (5.2m x 2.54m max)

#### OUTSIDE

##### Double Garage

32'1" x 20'11" (9.78m x 6.38m)

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Construction:** Wooden single and double glazing.

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

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