



6 Champs Beulai

Rue De Longis, Alderney, Guernsey, Channel Islands, GY9 3YB

£798,000

Elegant family bungalow within peaceful Clos I Immaculately presentation throughout
Elevated views over Braye Bay I Attractive gardens to all sides



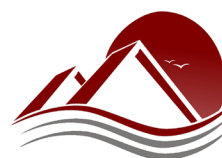
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About 6 Champs Beulai

A most elegant family bungalow set within a prestigious and peaceful Clos off Longis Road to the east of St. Anne.

Set within a well cared for garden with elevated views over Braye Bay and individual sheltered seating areas, features include a large living area with picture windows and a good size fitted kitchen with breakfast area. The interior also includes an entrance hall with a cloakroom off and an inner hall leading off one side to two double bedrooms, a family shower room and into the spacious living and dining areas, and a sunroom. To the other side is a further double bedroom, a bathroom and a study / fourth bedroom with a small dressing room off.

An oil-fired central heating / hot water system and upvc double glazing complement the home.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12'8" x 6' (3.86m x 1.83m)

Inner Hall

19'10" x 10'4" (6.05m x 3.15m)

Cloakroom

7' x 3'4" (2.13m x 1.02m)

Dining Area

12' x 11' (3.66m x 3.35m)

Living Area

20'7" x 13'8" (6.27m x 4.17m)

Complementary Living Space

20'9" x 11'6" (6.32m x 3.5m)

Kitchen / Diner

20'10" x 11'10" (6.35m x 3.6m)

Sunroom

9'10" x 7'2" (3m x 2.18m)

Inner Hall

10'6" x 6' (3.2m x 1.83m)

Bathroom

10' x 6' (3.05m x 1.83m)

Principal Bedroom

13'2" x 12'5" (4.01m x 3.78m)

Study / Bedroom 4

20'7" x 8'5" (6.27m x 2.57m)

Dressing Room

6'3" x 5' (1.9m x 1.52m)

Bedroom 2

13'10" x 10'4" (4.22m x 3.15m)

Bedroom 3

12' x 10'4" (3.66m x 3.15m)

Shower Room

8' x 6' (2.44m x 1.83m)

Garage

20'5" x 12'2" (6.22m x 3.7m)

Appliances

Indesit oven, Schott hob, Elica extractor fan, Whirlpool microwave, Whirlpool dishwasher, Whirlpool washing machine, built-in fridge/freezer.

OUTSIDE

The frontage offers two driveways with lawned areas and gravelled borders. External lighting.

The well maintained garden features a good size lawn bounded by hedging and fencing with patio areas and gravelled borders. Timber garden shed.

Viewing: BY APPOINTMENT

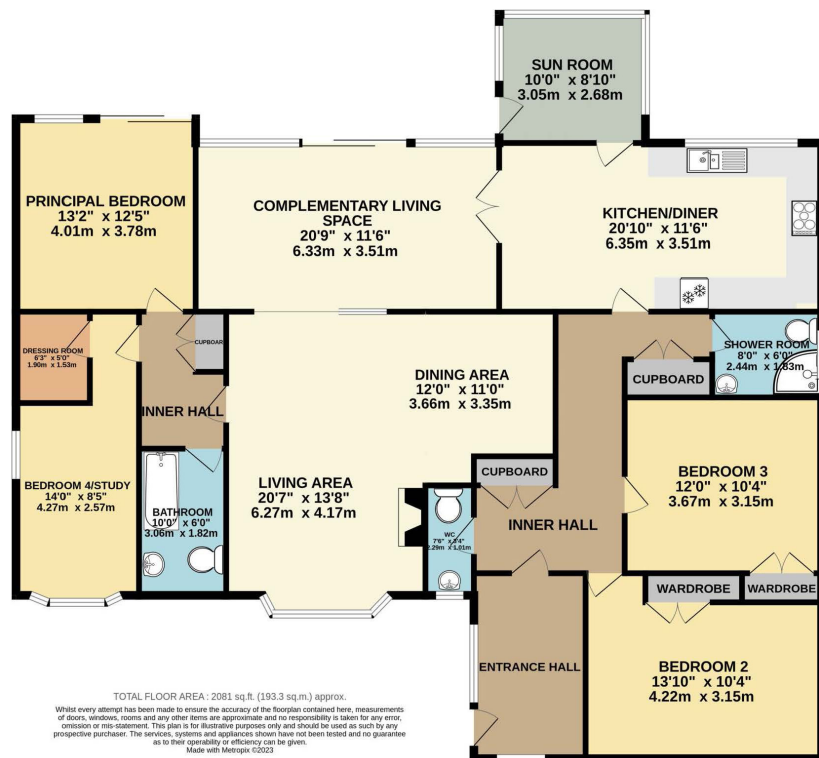
Possession: BY ARRANGEMENT

Services: Mains water and electricity. Oil fired central heating and bottled gas

Property Tax: £1,162.35 per annum

Water Rate: £140.63 (Quarterly)

2081 sq.ft. (193.3 sq.m.) approx.



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