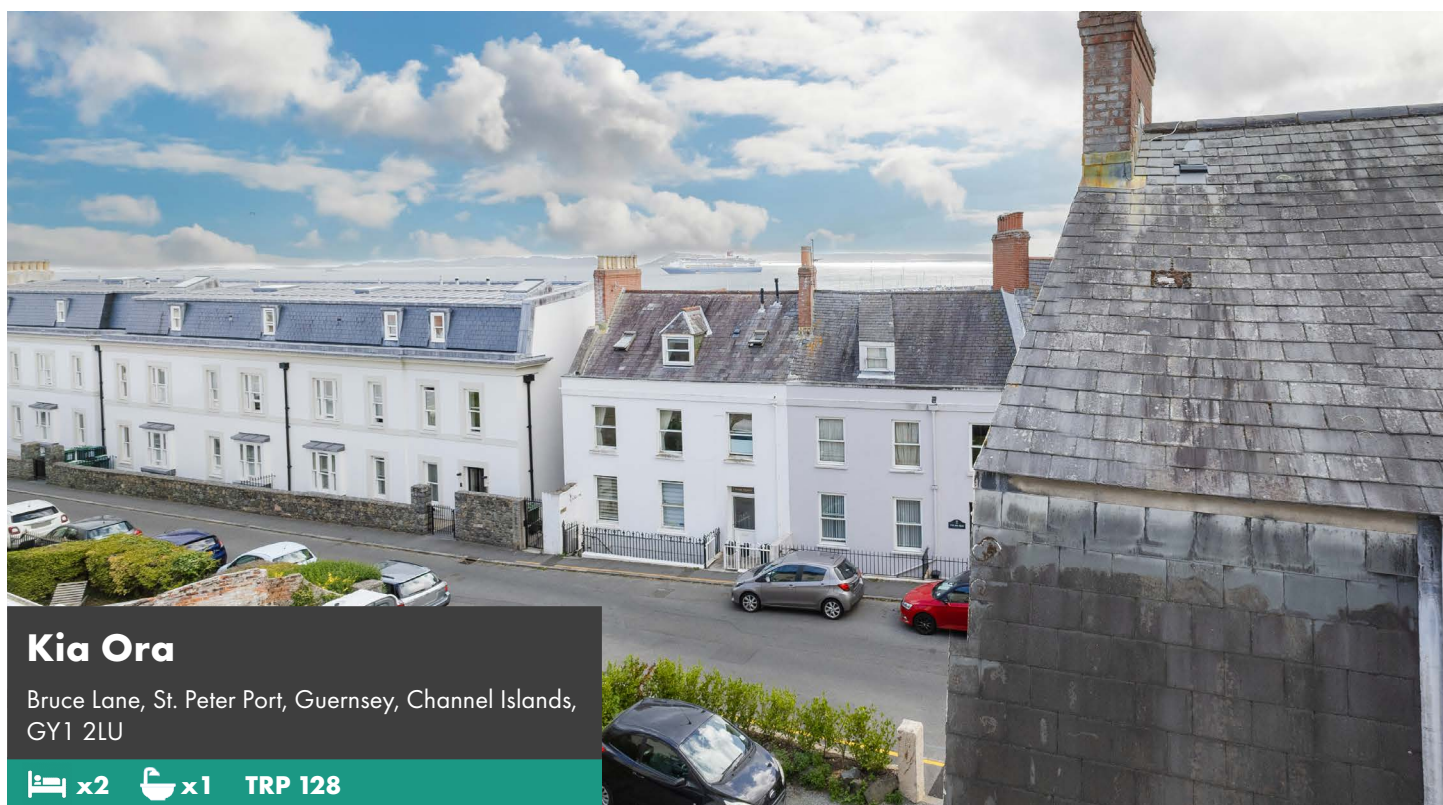




**SOLE
AGENT**



Kia Ora

Bruce Lane, St. Peter Port, Guernsey, Channel Islands,
GY1 2LU

 x2  x1 **TRP 128**

- Spacious two bedroom property
- Elevated sea views
- Two separate entertaining rooms
- Access from Bruce Lane and Les Canichers
- Good on street parking
- Central location close to town and admiral park

£475,000

LOCAL MARKET

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





About

Kia Ora is a spacious two-bedroom townhouse arranged over three floors, ideally situated in the heart of St Peter Port. The main entrance, accessed via Bruce Lane, opens into a welcoming entrance hall. The ground floor comprises a generous lounge and entertaining space that flows seamlessly into the kitchen, along with a separate family bathroom. On the lower ground floor is a large sitting room, offering excellent additional living space, together with a practical boot room featuring a large storage cupboard and a separate rear entrance providing access onto Les Canichers.

The top floor accommodates two well-proportioned bedrooms, with the second bedroom enjoying stunning sea views towards Herm. There is ample on-street parking available in the immediate area, together with the option of rented parking nearby. Perfectly positioned just a short stroll from the centre of St Peter Port and Admiral Park, the property is also within easy reach of a wide range of local amenities. Offered to the market with no onward chain, Kia Ora presents an excellent opportunity for first-time buyers, professionals or those seeking a convenient town home.

ACCOMMODATION COMPRISING

Entrance Hall

6'9" x 3'5" (2.06m x 1.04m)

Family Bathroom

9'2" x 5'6" (max) (2.8m x 1.68m (max))

Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and W.C.

Lounge / Dining Room

16'7" x 15'1" (max) (5.05m x 4.6m (max))

Windows providing aspect to the front of the property. Bright room with high ceilings.

Kitchen

11'9" (max) x 9'11" (3.58m (max) x 3.02m)

Fitted with a range of wall and base units with granite effect worksurfaces over. Window to the rear.

FIRST FLOOR

Landing

6'8" x 3' (2.03m x 0.91m)

Elevated sea view.

Bedroom 1

14'3" x 10'2" (4.34m x 3.1m)

Fitted wardrobes. Windows providing aspect to the front of the property. Bright room with high ceilings.

Bedroom 2

13'4" x 11'5" (4.06m x 3.48m)

Dual aspect with high ceilings. Large elevated bay window.

LOWER FLOOR

Second Lounge / Entertainment Room

19'5" x 16'5" (5.92m x 5m)

Windows providing aspect to the rear.

Entrance Hall

10'5" x 4'2" (3.18m x 1.27m)

Housing the gas boiler. Storage for coats and boots. Large storage cupboard.

Appliances

Stoves electric cooker, LG washing machine, Bosch dishwasher, Indesit fridge, Indesit freezer.

TRP: 128

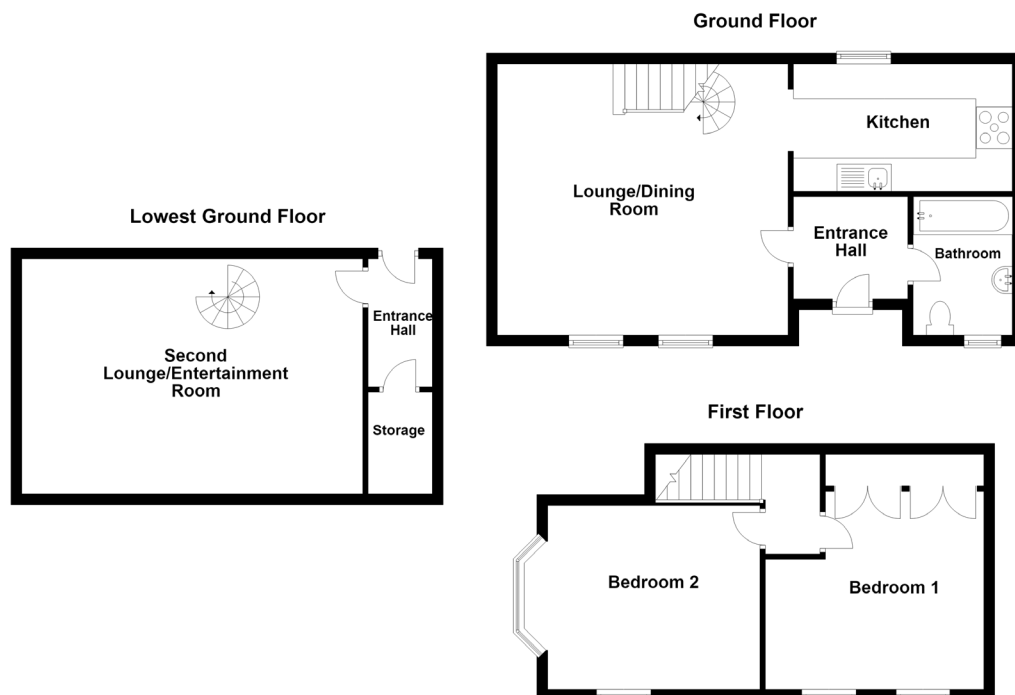
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.

Construction: Granite construction. uPVC double glazed windows and uPVC fascias and soffits.

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



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