

**SOLE
AGENT**



2 Sausmarez Street

Sausmarez Street, St Peter Port, Guernsey, GY1 2PT

 x4  x1 TRP 157

- Substantial Townhouse
- Situated in the heart of St Peter Port
- Four double bedrooms
- Open plan reception space
- Rear courtyard
- Excellent parking options close by

£665,000

LOCAL MARKET

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













About 2 Sausmarez Street

2 Sausmarez Street is a well presented and substantial townhouse, ideally located in the heart of St Peter Port. Arranged over four floors, the property offers an excellent balance of spacious and versatile accommodation. The ground floor features a generous open-plan lounge, dining area and kitchen, creating a bright and sociable living space ideal for modern family life. The upper floors comprise four double bedrooms, with the top floor enjoying stunning views across the East Coast. The first floor also boasts an impressive 5 piece bathroom suite. To the rear, there is a small, enclosed courtyard. There are excellent on street parking options available with Odean car park a short walk away. This attractive townhouse combines character, space and a highly convenient location, making it an ideal home for families and professionals alike.

ACCOMMODATION COMPRISING

Entrance Hall

18'5" (5.61) & 3'6" (1.07) x 8'4" (2.54) & 6'2" (1.88) L-shaped
Door to the courtyard.

Lounge / Kitchen

27'2" x 12'5" (8.28m x 3.78m)
A spacious lounge with high ceilings. Windows with aspect over the front and side. the kitchen is fitted with a range of wall and base units.

FIRST FLOOR

Landing

8'5" x 2'7" (2.57m x 0.79m)

Bedroom 1

16'9" x 11'11" (5.1m x 3.63m)
A lovely light room with high ceilings. Aspect to the front.

Bathroom

15'2" x 8'10" max (4.62m x 2.7m max)

Fitted with a five piece suite of corner bath, bidet, shower, pedestal wash hand basin, W.C.

SECOND FLOOR

Landing

6'5" x 2'9" (1.96m x 0.84m)
Understairs cupboard.

Bedroom 2

17'10" max x 12'5" (5.44m max x 3.78m)
Aspect to the front.

Bedroom 4

15'9" x 9'1" (4.8m x 2.77m)
Aspect to the side.

THIRD FLOOR

Cloakroom

4'1" x 1'11" (1.24m x 0.58m)

Landing

2'9" x 2'2" (0.84m x 0.66m)

Bedroom 3

18'11" max x 16'5" (5.77m max x 5m)
Dual aspect to the front and rear with a bay window with sea views towards Herm, Sark and Jersey. Eaves storage.
Note: restricted head height.

OUTSIDE

Front

Where there is a small fore garden.

Courtyard

A courtyard area suitable for an outside table and chairs and storage.

Appliances

Hotpoint washing machine, Smeg gas cooker, freestanding Hotpoint fridge/freezer, freestanding tumble dryer.

TRP: 157 LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.
Construction: Granite. A mix of wood single glazed sash windows and uPVC double glazed windows.
Price includes: Carpets, curtains, light fittings and appliances as listed.



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