



6 Rozel Terrace

Mount Durand, St. Peter Port, GY1 1EB

 x5  x3 PERRYS 31 F3 TRP 371 Listed

- Charming listed Town House
- Elevated location in St Peter Port
- Five bedrooms and two bathrooms
- Lovely rooftop views from upper floors
- Wonderful light filled and spacious reception rooms
- Self contained one bedroom apartment
- Low maintenance garden and plenty of parking

£1,195,000

LOCAL MARKET

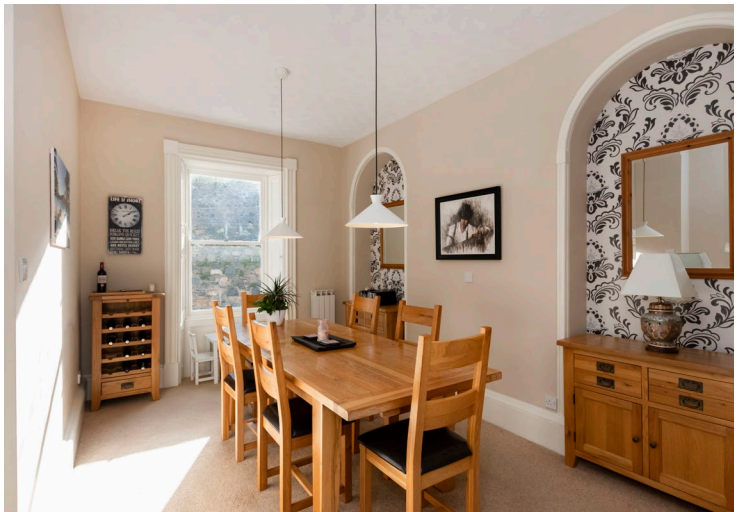
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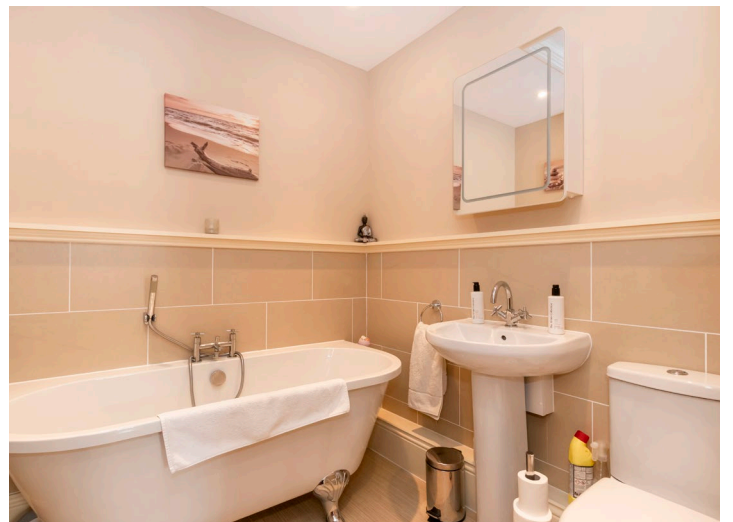


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





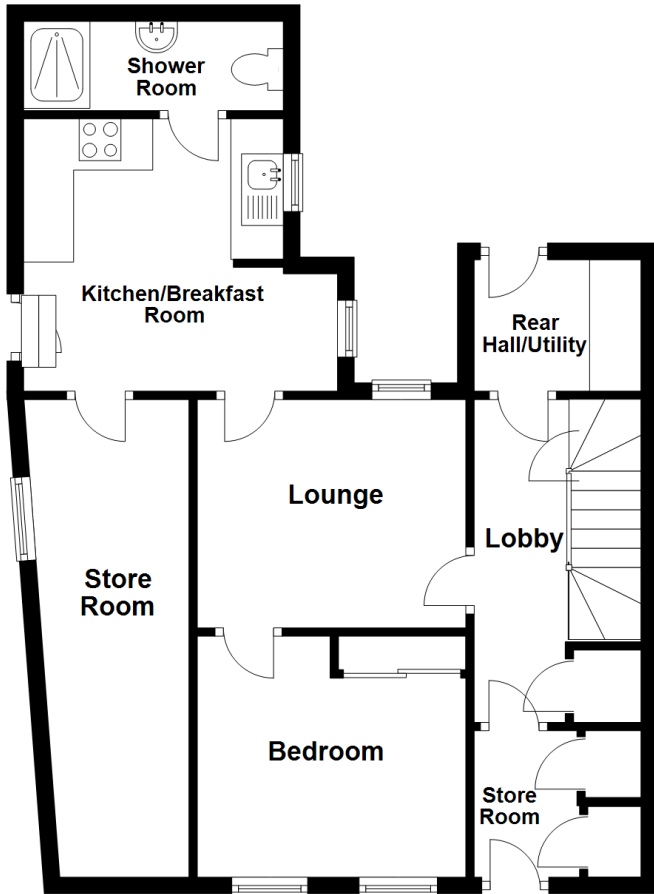


Lower Ground Floor Flat

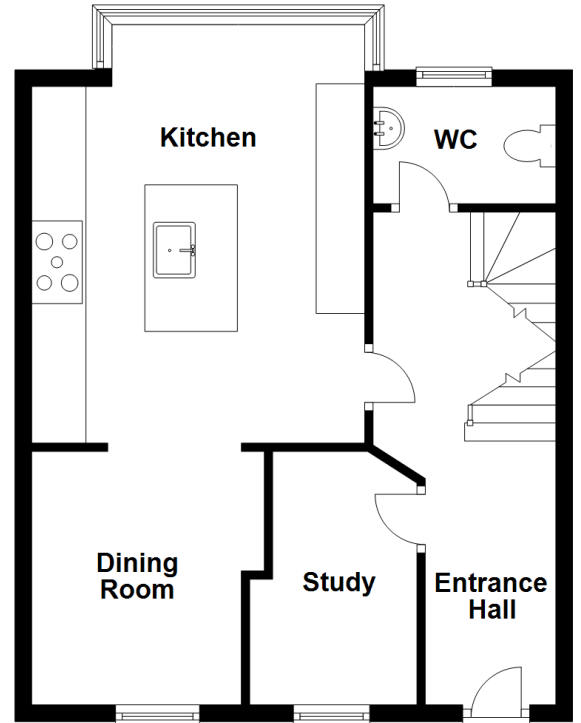




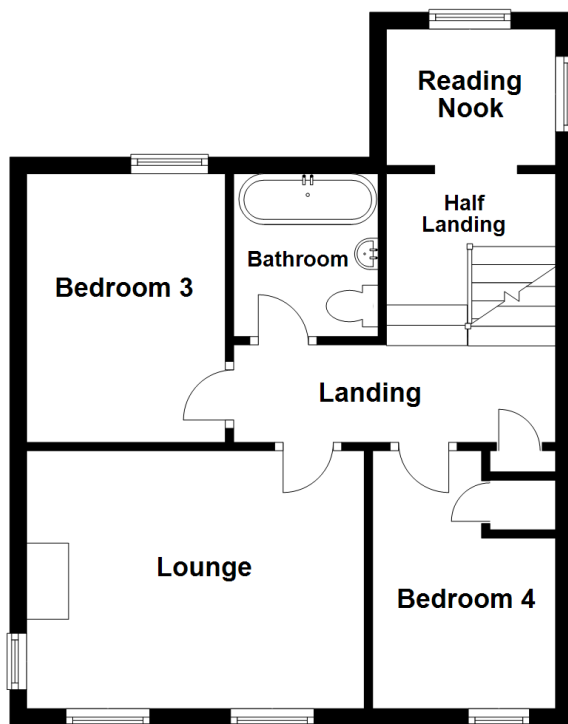
Lower Ground Floor



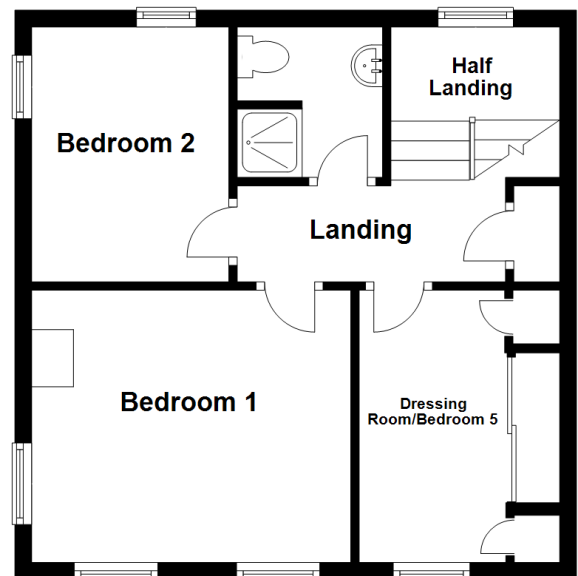
Ground Floor



First Floor



Second Floor



About 6 Rozel Terrace

No.6, Rozel Terrace is a charming, Listed townhouse in an elevated Town location. The property has been stylishly renovated and upgraded throughout, providing a fantastic balance of versatile accommodation ideally suited to meet the requirements of modern living. At ground floor level the house possesses a fantastic kitchen leading through to the dining room, and a separate study. On the first floor, the reception space continues with a well-proportioned lounge, and two bedrooms serviced by the family bathroom. On the second floor, there are three additional bedrooms, two of which offer wonderful rooftop views of St Peter Port, and a shower room. Finally, on the lower ground floor, there is a super, self-contained, one bedroom apartment – complete with its own access – ideal for a dependant relative or equally ideal for someone seeking an additional income. Outside, there are low maintenance, charming gardens and parking for up to six cars. This sophisticated, period home undoubtedly merits closer inspection and early viewing is recommended.

ACCOMMODATION COMPRISING

Entrance Hall

27'8" x 6'6" max (8.43m x 1.98m max)

Study

15'4" x 7'10" (4.67m x 2.4m)

Kitchen

17'2" x 16'5" (5.23m x 5m)

Fitted with a range of cream wall and base units with granite work surfaces above incorporating central island with Franke stainless steel sink. 1.535m opening to the...

Dining Room

15'1" x 12' max (4.6m x 3.66m max)

Cloakroom

6'3" x 4'9" (1.9m x 1.45m)

FIRST FLOOR

Half Landing

6'5" x 2'11" (1.96m x 0.9m)

Reading Nook

4'9" x 6'6" (1.45m x 1.98m)

Window seat with lovely rooftop views across St Peter Port and towards Jethou island.

Landing

13'9" x 5'1" (4.2m x 1.55m)

Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Bedroom 4

11'4" x 11'11" (3.45m x 3.63m)

Lounge

15'10" x 14'10" (4.83m x 4.52m)

Bedroom 5

14'8" x 8' (4.47m x 2.44m)

SECOND FLOOR

Half Landing

6'5" x 2'7" (1.96m x 0.79m)

Landing

10'2" x 6'1" max (3.1m x 1.85m max)

Dressing Room / Bedroom 5

13'7" x 8'1" (4.14m x 2.46m)

Shower Room

7'10" x 7'3" (2.4m x 2.2m)

Bedroom 1

13'7" x 13'10" (4.14m x 4.22m)

Bedroom 3

13' x 9'7" (3.96m x 2.92m)

Window to rear with lovely rooftop and distant sea views.

LOWER GROUND FLOOR

Ground Floor Lobby

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

Store Room / Meter Room

5'10" x 5'1" (1.78m x 1.55m)

Store Room 2

5'3" x 5' (1.6m x 1.52m)

Store Room 3

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

Hallway

20' x 5'2" (6.1m x 1.57m)

Rear Hall / Utility

6'11" x 5'4" (2.1m x 1.63m)

Cream wall units with laminate work surfaces.

LOWER GROUND FLOOR FLAT

Kitchen / Breakfast Room

13' x 12'4" (3.96m x 3.76m)

Fitted with cream wall and base units with laminate work surface over incorporating 1½ bowl sink and drainer.

Shower Room

9'11" x 2'7" (3.02m x 0.79m)

Store Room

26'4" x 4'9" max (8.03m x 1.45m max)

Lounge

13'11" x 10'9" (4.24m x 3.28m)

Bedroom

14'6" x 13'11" (4.42m x 4.24m)

OUTSIDE

Front

The property is approached over a flagstone path leading to the front door. There is a fore garden bounded by iron rails. Steps lead down to the lower ground floor entrance.

Side

There is direct access to the ground floor apartment.

Rear

A door leads out from the utility room to the rear garden featuring a small patio area laid to astro-turf with a gravelled pathway which extends to a lower part of the garden also laid to astro-turf the whole area bounded by granite wall and wooden fencing, there is also a garden shed. Beyond the garden a gate leads to the parking area providing parking for up to six vehicles with its own access from the road. NB Neighbour has right of way on foot over parking area to access garden for maintenance and filling of the oil tank.

Appliances

Rangemaster electric oven and hob, Samsung American style fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, Indesit electric oven and hob, stainless steel extractor, fridge/freezer.

TRP: 371 Listed

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. A mix of oil fired central heating and electric radiators.

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

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