

Flat 1 Sunnybank

Victoria Road - St Peter Port - GY1 1HY

Price £450,000



REF: 1863

TRP: 119



- A 2 double bedroom Flat.
- Located above Victoria Road in Town.
- Comprises lounge, office, kitchen, dining room, bathroom and 2 double bedrooms.
- Added bonus of an inner courtyard and great size South facing garden.
- Good on-street Parking.
- Perry's Guide - Page 25 F1



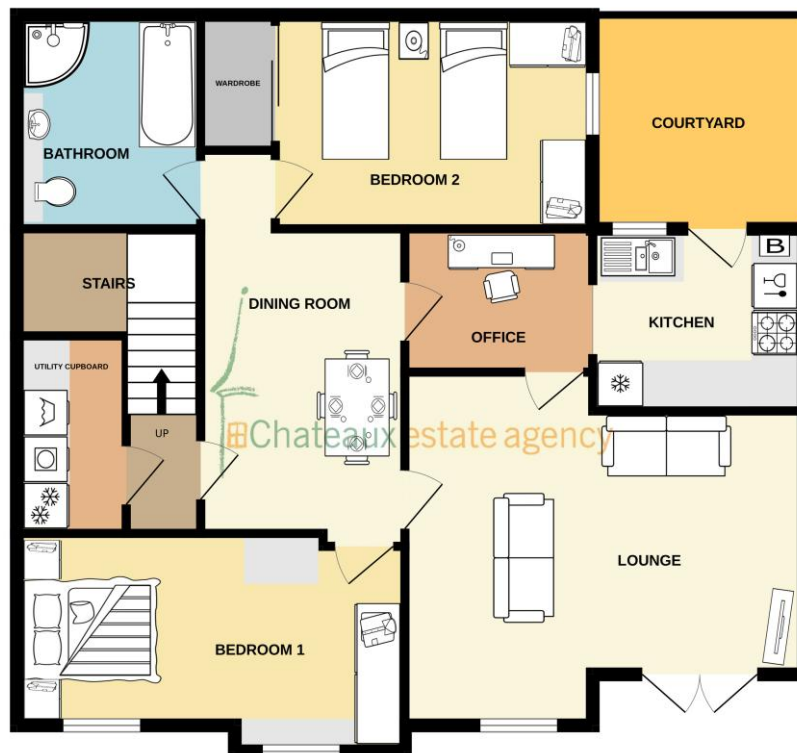








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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FRONT GARDEN

One of the main benefits of this apartment is the large South facing garden to the front of the property. A great place to relax, dine or entertain. With a large patio area leading to gravel with a wooden shed. Access via steps up from Victoria Road providing direct access into the apartment.

COMMUNAL ENTRANCE HALL

Entrance door to side. Staircase down to `Flat 1` and staircase up to `Flat 3`. Cupboard housing electric meters for all 3 flats. Door to hall.

HALL

Staircase down to ground floor. Doors to utility and dining room.

UTILITY

Various shelving for storage and worktop with Bosch tumble dryer and Siemens washing machine under. Hotpoint chest freezer. Eaves storage cupboard housing electric immersion heater,

DINING ROOM 5.01m (16'5") Max x 2.53m (8'4")

Good size dining room with doors to hall, bathroom, both bedrooms, office and lounge. Intercom for main entrance door. Radiator.

BATHROOM 2.79m (9'2") x 2.4m (7'10")

Fitted with a modern 4 piece suite in white comprising corner shower cubicle, bath and wash hand basin and w.c set in vanity unit with matching wall units over and mirror. Manrose extractor fan, Heated towel rail. Radiator. Fully tiled walls and floor.

BEDROOM 2 5.12m (16'10") Max x 2.89m (9'6")

Double bedroom with window to side over looking the private courtyard. Fitted bedroom furniture including robes, drawers and bedside table. Samsung wall mounted TV. Radiator.

BEDROOM 1 5.1m (16'9") x 2.85m (9'4") Max

Double bedroom fitted with a range furniture including robes, drawers and over bed cupboards. Two windows to front with views over the garden. Radiator.

LOUNGE 5.54m (18'2") x 4.62m (15'2") Max

Great size room with window and double doors to front leading out to the garden. Feature electric fireplace. 2 radiators. Doors to dining room and office.

OFFICE 2.45m (8'0") x 1.87m (6'2")

Doors to lounge, kitchen and dining room. Radiator.

KITCHEN 2.76m (9'1") x 2.38m (7'10")

Fitted with wall & base units in white gloss with contrasting laminate worktops over incorporating a one & a half bowl sink and drainer plus tiled splashbacks. Appliances include Stoves dual fuel double oven, Bosch 4 ring gas hob & Smeg extractor fan over, Smeg fridge/freezer & Bosch dishwasher. Sony wall mounted tv. Brand new Vaillant wall mounted gas combi boiler. Window & glazed door to rear providing access to inner courtyard.

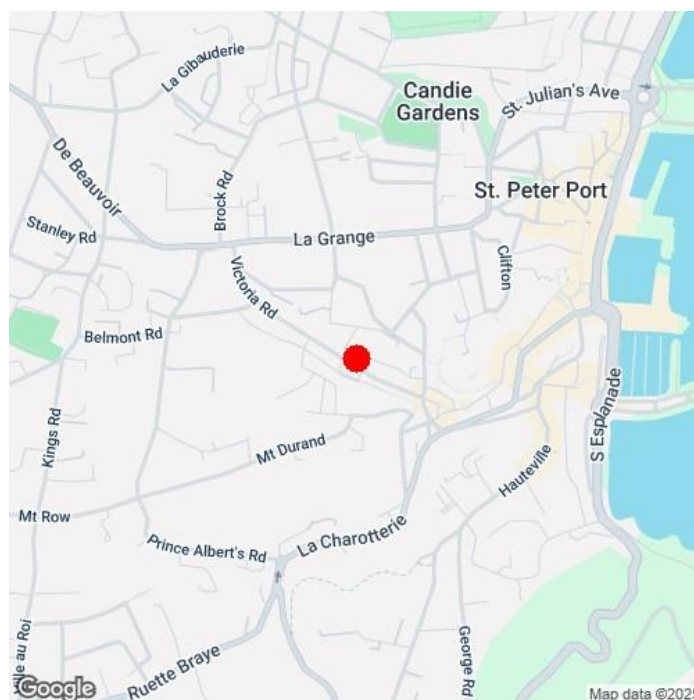
COURTYARD

Private courtyard. Tiled flooring.

METER CUPBOARD

uPVC door to front, gas meters for flats 1, 2 & 3. Shelving and storage space.

Chateaux Estates are pleased to offer to the market "Flat 1 Sunnybank", a lovely spacious 2 bedroom apartment, accessed up gated external steps from Victoria Road. Comprising lounge, study, kitchen, dining room, bathroom & 2 double bedrooms. The property also benefits from an inner courtyard & a great size South facing garden to relax, dine or entertain in. This property would be perfect for someone wanting to live in the Town area but still requiring some outside space. Would appeal to first time buyers, downsizers or investment. Viewing is highly recommended to fully appreciate this well appointed apartment - to view please call a member of the Chateaux team on 244544.



SERVICES: Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Stoves dual fuel double oven, Bosch 4 ring gas hob & Smeg extractor fan over, Smeg fridge/freezer & Bosch dishwasher. Bosch tumble dryer and Siemens washing machine under. Hotpoint chest freezer.

WHAT3WORDS: snowshoes.deviated.snuggly

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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