

Beauvais

Picquerel Road - St Sampson - GY2 4RR

Price £760,000



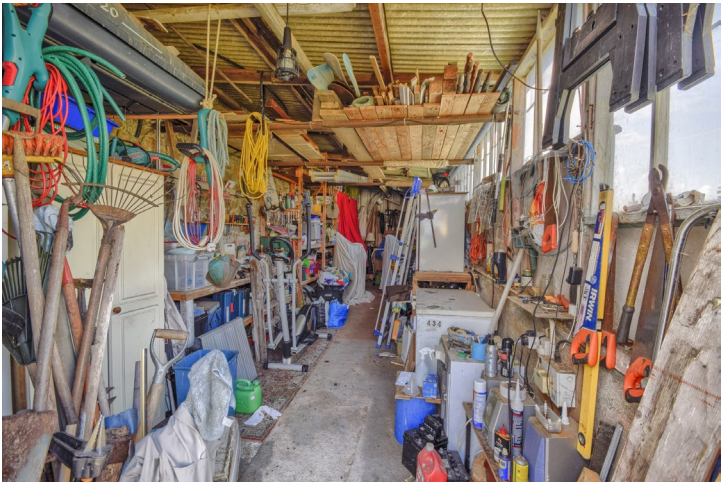
REF: 1950

TRP: 106



- Rare opportunity for a Seafront property overlooking Le Grand Havre Bay.
- Upgrade & update or rebuild offering flexibility to create your dream home in a stunning location.
- Currently comprises a detached 3 bedroom bungalow with West facing rear garden.
- Viewing a must to show potential.
- Parking for 5 cars.
- Perry`s Guide - Page 9 H1













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 as to their operability or efficiency can be given.
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ENTRANCE HALL 3.6m (11'10") x 1.15m (3'9")

uPVC external door into entrance hall. Doors to lounge, bedroom 1 and inner hall.

LOUNGE 3.65m (12'0") x 3.6m (11'10")

With window to front showing off the lovely views across Le Grand Havre Bay. Working fireplace. Radiator.

BEDROOM 1 3.65m (12'0") x 3.6m (11'10")

Window to front again showing off the wonderful views. Radiator. Built in wardrobe.

INNER HALL

With doors to bedroom`s 2 & 3 and the kitchen.

BEDROOM 2 3.65m (12'0") x 3.6m (11'10")

Window to side. Built in wardrobe. Radiator.

BEDROOM 3 3.65m (12'0") x 3.6m (11'10")

Window to side. Built in wardrobe. Radiator.

KITCHEN 5.51m (18'1") x 2.18m (7'2")

Windows to rear and side. Wall and base units with contrasting worktops over. Appliances include Hotpoint oven, Beko fridge/freezer, Bloomberg washing machine, Hotpoint slimline dishwasher, 4 ring gas hob with extractor hood over. Radiator. Door to rear hall.

REAR HALL

Doors to bathroom, kitchen and rear garden.

BATHROOM 3.56m (11'8") x 1.85m (6'1")

3 piece suite including bath with shower attachment over, wash hand basin & WC. Window to rear. Heated towel rail. Radiator.

EXTERNAL FRONT & SIDE

Low block built wall to front of gravelled garden with gate and path to front door. tarmac and gravel driveway with space for 5 cars.

REAR

Good size West facing garden mainly laid to lawn and patio with three outbuildings.

GARDEN STORE 4.7m (15'5") x 3.7m (12'2")

Great storage space or somewhere to grow in.

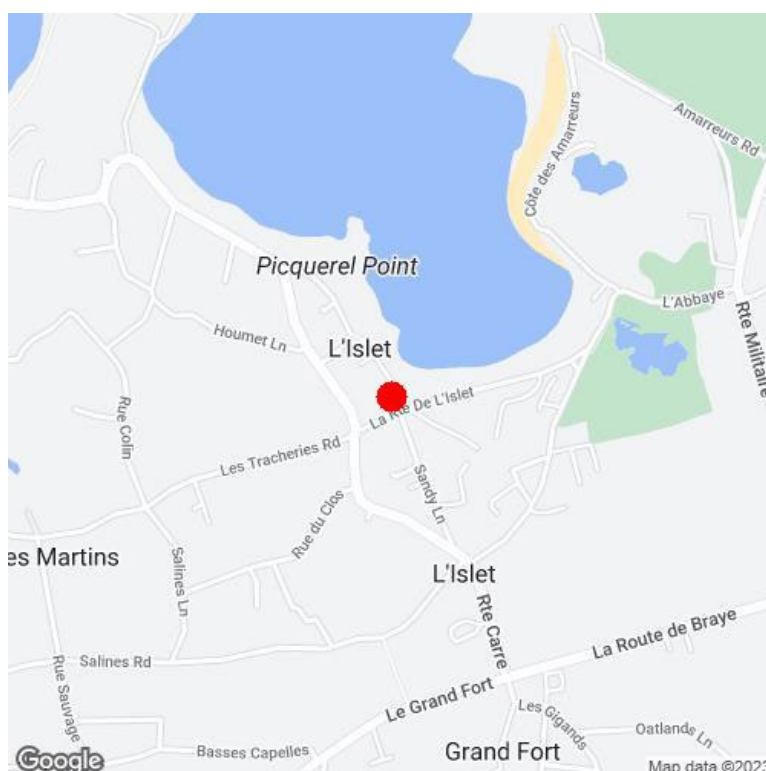
SHED 4.15m (13'7") x 1.9m (6'3")

Block built shed providing further storage options.

WORKSHOP 9.78m (32'1") x 3.17m (10'5")

Good sized workshop, providing even more storage or space for tinkering etc. Windows to side.

Chateaux Estates are very pleased to offer to the market "Beauvais". A rare and fantastic opportunity to purchase one of the last remaining Seafront properties that hasn't been redeveloped that overlooks Le Grand Havre Bay and headland offering beautiful views across. Should you wish to redevelop you have plenty of scope to create a stunning property similar to others in the vicinity subject to planning etc. If you wish to keep the original building and upgrade and update, this wouldn't be a problem and either way you choose to go would end up with a great property in a perfect location, close to shops and schools in the area further benefit it. Currently the property comprises 3 double bedrooms, lounge, kitchen & bathroom. Externally the property offers a good sized West facing rear garden laid to lawn and patio with several sheds/outbuildings. To side you have a tarmac/gravel driveway providing space for around 5 cars. To front you have an area laid to gravel with path to front door. In summary this is a great opportunity to acquire one of the last coastal sites that hasn't been redeveloped, viewing is a must to fully appreciate the potential so please call 244544 to book a viewing today.



SERVICES: Electricity, Water, Gas, Mains Drainage, Gas Fired Boiler.

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

LISTED APPLIANCES: Hotpoint oven, Beko fridge/freezer, Bloomberg washing machine, Hotpoint slimline dishwasher, 4 ring gas hob with extractor hood over.

WHAT3WORDS: banter.nasality.parsley

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.