

2 Hillside

Route Du Tertre - Castel - GY5 7JN

Price £675,000



REF: 2286

TRP: 81



- Two bedroom, semi detached house.
- Situated in the tranquil lanes of Castel.
- Open plan kitchen/lounge/diner and cloakroom.
- Two double bedrooms and family bathroom.
- Front & rear gardens, parking for 2 cars.
- Perry's Guide - Page 15 E2.







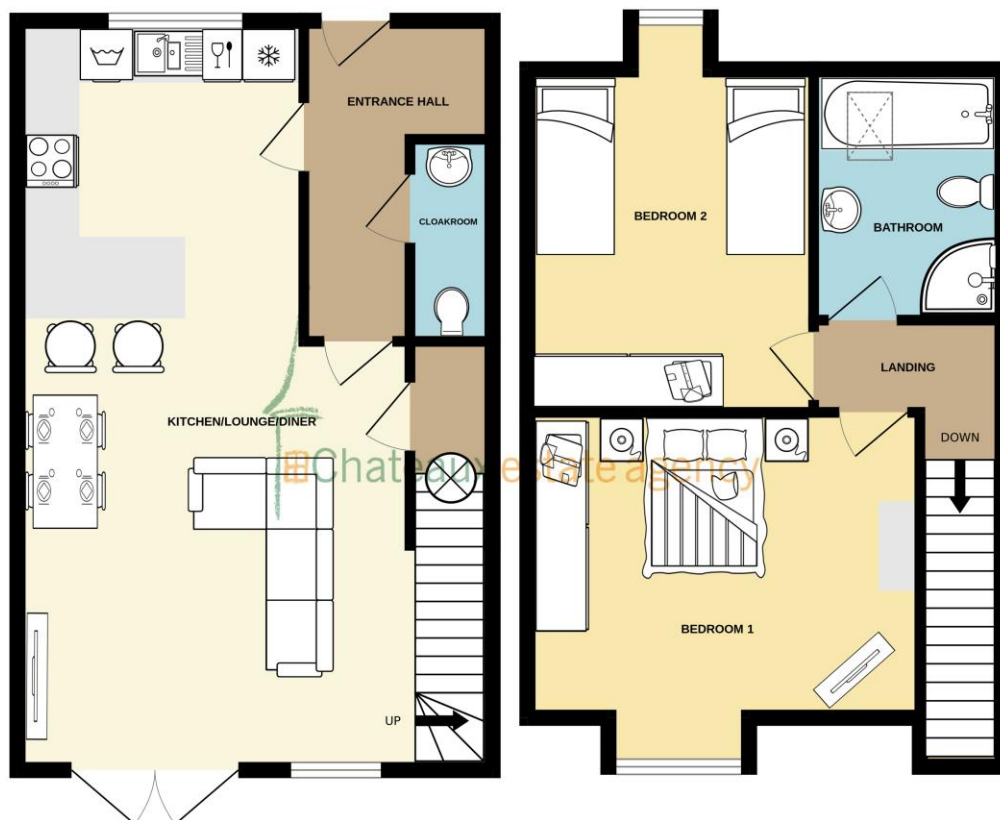






GROUND FLOOR

1ST 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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2 Hillside is a spacious 2 bedroom semi-detached house situated on the edge of a well established small clos of 6 properties. Located in the tranquil lanes of Castel, close to West Coast beaches, shops, restaurants and schools. The immaculately presented accommodation is set over two floors and benefits from wet under floor heating throughout. The ground floor offers a spacious kitchen/lounge/diner with double doors out to the rear garden and cloakroom. To the first floor there is two double bedrooms and a 4 piece suite bathroom. Externally the property boasts an attractive well maintained front garden and a low maintenance fully enclosed rear garden, laid to patio with a raised lawn. Parking for 2 cars together with 2 communal visitor spaces. We highly recommend viewing this property at your earliest convenience, call Chateaux today on 244544.

ENTRANCE HALL

uPVC 1/2 glazed door to front. Doors to kitchen, lounge area and cloakroom. Wooden flooring.

CLOAKROOM 2.24m (7'4") x 0.86m (2'10")

Fitted with a 2 piece suite comprising w.c and wall hung wash hand basin with tiled splashbacks and mirror over. Air vent. Wooden flooring.

KITCHEN/LOUNGE/DINER 8.36m (27'5") x 5.3m (17'5") Max

Open plan living area comprising fully fitted contemporary style wall and base kitchen units with worktops over incorporating a stainless steel one and a half bowl sink and drainer unit and tiled splashbacks. Appliances include Neff double oven with 4 ring ceramic hob and stainless steel and glass extractor fan over, Neff microwave, Hotpoint washer/dryer, Indesit fridge/freezer and slimline dishwasher. Tiled flooring and window to front. The spacious dining and living area has double doors leading out to fully enclosed rear garden and window to rear. Staircase to first floor with large storage cupboards under housing electric hot water cylinder, under floor heating manifolds and electric fuse boards. Wooden flooring.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Hatch to loft with pull down ladder which is mainly boarded providing plenty of storage space. Velux to rear.

BEDROOM 1 4.29m (14'1") x 3.35m (11'0")

Double bedroom with window to rear.

BEDROOM 2 3.92m (12'10") x 3.28m (10'9")

Double bedroom with dormer window to front.

BATHROOM 2.81m (9'3") x 1.84m (6'0")

Fitted with a 4 piece suite comprising bath, wall hung wash hand basin with mirror over, w.c with medicine cabinet over and corner shower. Heated towel rail. Ceiling vent. Velux to front and fully tiled.

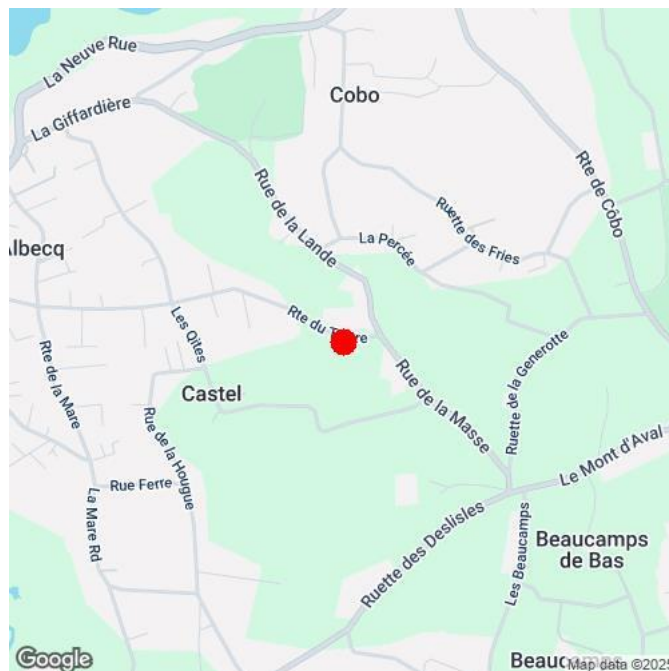
EXTERIOR

FRONT

Beautifully maintained front garden mainly laid to lawn with brick paved path to front door. Mature planter beds to one side and gate to front.

REAR

Fully enclosed low maintenance rear garden with patio area perfect for alfresco dining and enjoying the sunshine together with raised lawn garden housing wooden shed. Two parking spaces and two communal visitor spaces.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Broadband: Fibre.

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

LISTED APPLIANCES: Neff double oven. Neff 4 ring ceramic hob. Neff stainless steel and glass extractor fan, Neff microwave, Hotpoint washer/dryer, Indesit fridge/freezer and Indesit slimline dishwasher.

WHAT3WORDS: crass.retiring.stadium

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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