

# Beachill

Vale Road - St Sampson - GY2 4DP

Price £565,000



2+



2



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REF: 2431

TRP: 123



- A 2+ bedroom Terrace house.
- Situated along Vale Road, offering great access to The Seafront, Delancey Park & Schools.
- Comprises, dining room, lounge, kitchen & bathroom on the ground floor.
- Double bedroom with ensuite, single bedroom & Study/Nursery on the first floor.
- Great size South-West facing rear garden, Rented parking available close by.
- Perry's Guide page - 10 D4













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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Chateaux Estates are pleased to offer to the market "Beachill", a 2+ bedroom terrace house situated along Vale Road, offering great access to the Seafrot, local schools, Delancey Park etc. The property has been lovingly cared for and renovated by the current owners making this into a fantastic home in complete move in condition. The property currently comprises dining room, lounge, kitchen and bathroom on the ground floor, with double bedroom including ensuite shower room, single bedroom and a useful study/nursery room on the first floor. Outside to front you have a decorative garden bound by low granite walls with hedging and a great size South-West facing garden to rear. The owners also rent two parking spaces close by the property should you need parking. Viewing is highly recommended to show what this property has to offer, so please call Chateaux Estates on 244544 today.

#### ENTRANCE HALL

uPVC door to front with glazed panel to middle. Step down to entrance hall. Door to dining room. Stairs to first floor landing.

#### DINING ROOM 3.9m (12'10") x 3.73m (12'3") Max

Window to front with fitted wooden shutters in white. Feature electric fireplace with alcoves and cupboards to either side. Door to understairs cupboard with ample storage space and incoming electrics. Opening through to lounge. Tiled flooring.

#### LOUNGE 4.61m (15'1") x 4.08m (13'5")

Nice size living area with feature media wall. Opening through to kitchen area. Tiled flooring.

#### KITCHEN 4.92m (16'2") x 4.61m (15'1") Max

Fitted with wall and base units in Grey with worktops, breakfast bar and matching upstands over incorporating a Caple copper style single bowl sink with matching taps. Appliances include Zanussi 4 ring induction hob, with two Zanussi single ovens below and AEG extractor fan over finished with a tiled surround, wine fridge, AEG microwave, AEG slimline dishwasher, AEG fridge/freezer, Bosch washing machine and Bosch tumble dryer. Pull out drawer with built-in recycling bins. uPVC glazed door and window to rear opening out into enclosed garden and 2 skylights letting in ample natural sunlight. Tiled flooring.

#### BATHROOM 2.66m (8'9") x 1.8m (5'11")

Fitted with a three-piece suite including bath with shower attachment over, wash hand basin with wall mounted mirror fronted cabinet over and WC. Cupboard housing gas fired boiler. Heated towel rail and fully tiled walls and floor. Window to rear.

#### STAIRS TO FIRST FLOOR LANDING

Doors to all bedrooms. Internal window to nursery/study and hatch to loft.

#### STUDY/NURSERY 2.77m (9'1") x 2.29m (7'6")

Good study/nursery space with window to rear and radiator.

#### BEDROOM 2 3.8m (12'6") x 2.14m (7'0")

Single bedroom with window to rear overlooking garden. Radiator.

#### BEDROOM 1 3.94m (12'11") x 3.1m (10'2")

Double bedroom with window to front and fitted wooden shutters in white. Fitted with a range of bedroom furniture including robes, drawers and bedside tables. Door to ensuite shower room. Radiator.

#### ENSUITE 1.54m (5'1") x 1.46m (4'9")

Fitted with a three piece suite including corner shower, wash hand basin set in vanity unit with illuminated mirror over and WC. Window to front. Tiled walls and floor.

#### EXTERIOR

##### FRONT

The enclosed front garden is mainly laid to decorative purple slate chipping and bound by granite walls to sides and front together with gate to road side.

##### REAR

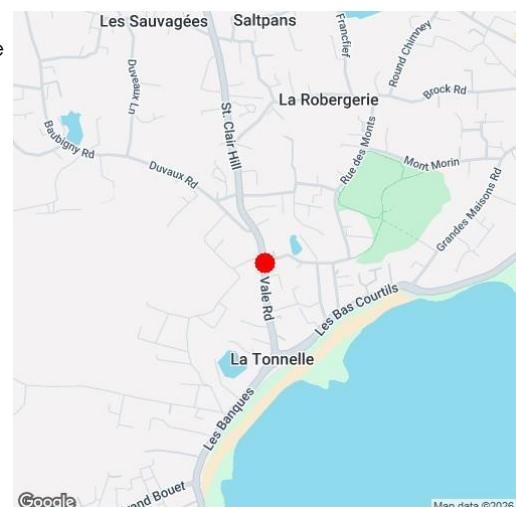
The low maintenance, fully enclosed pet and child friendly rear garden has a lovely patio area perfect for alfresco dining and to sit out and enjoy the day long sun. On from this are steps down to lawn garden and decking area. Together with purpose-built garden bar and wooden garden shed. Bound by fencing and granite wall.

**Please note** There is an option to rent parking spaces close by the property which is owned by the States of Guernsey for £70 a month per space.

**Brenton House - Les Petites Capelles - St Sampson - GY2 4GX**

**T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)**

**W: <https://www.chateaux.gg>**



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

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

**LISTED APPLIANCES:** Zanussi 4 ring induction hob, with two Zanussi single ovens below and AEG extractor fan over finished with a tiled surround, wine fridge, AEG microwave, AEG slimline dishwasher, AEG fridge/freezer, Bosch washing machine and Bosch tumble dryer.

**WHAT3WORDS:** upgrading.darker.trickle

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.



**Chateaux estate agency**