

La Mer Brise

Clos Guilmine - Delancey Lane - St Sampson

Price £695,000



REF: **2537**

TRP: **153**



- Semi detached 3 bedroom house.
- Situated on a small private clos a stones throw from the Seafront.
- Kitchen, lounge/diner, conservatory, and shower room.
- 2 double & 1 single bedrooms and bathroom.
- Garage, parking & gardens.
- Perry's Guide - Page 10 D5.









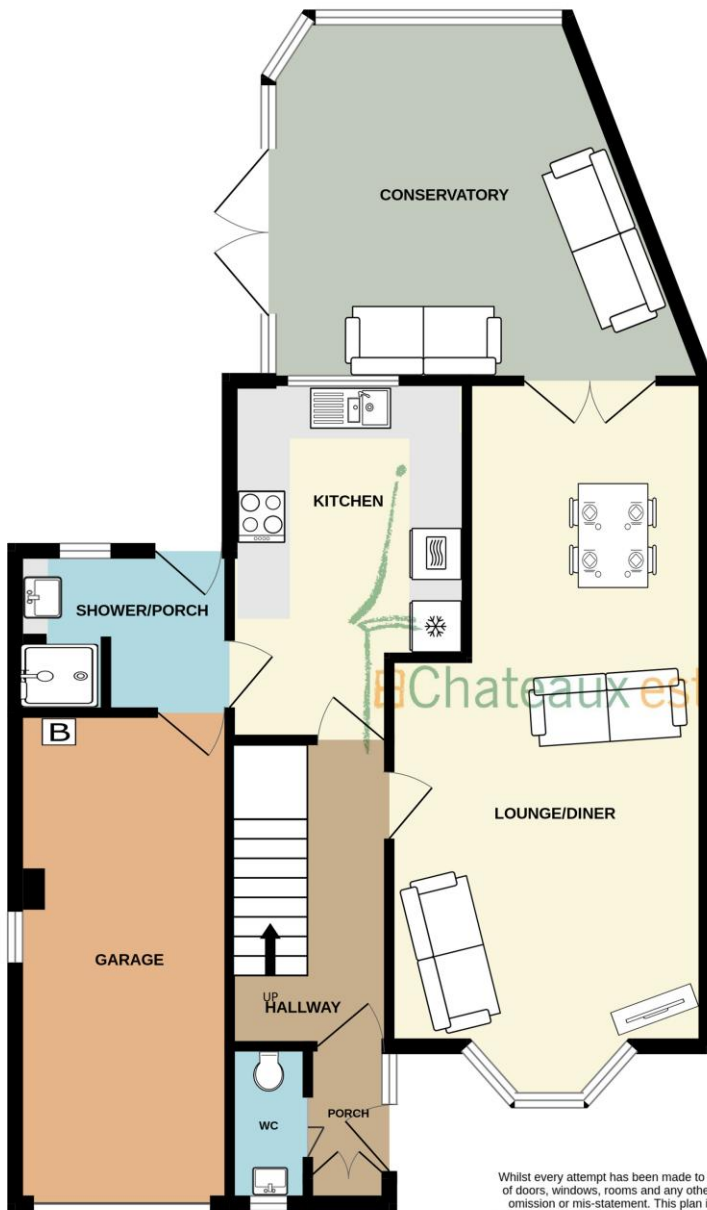




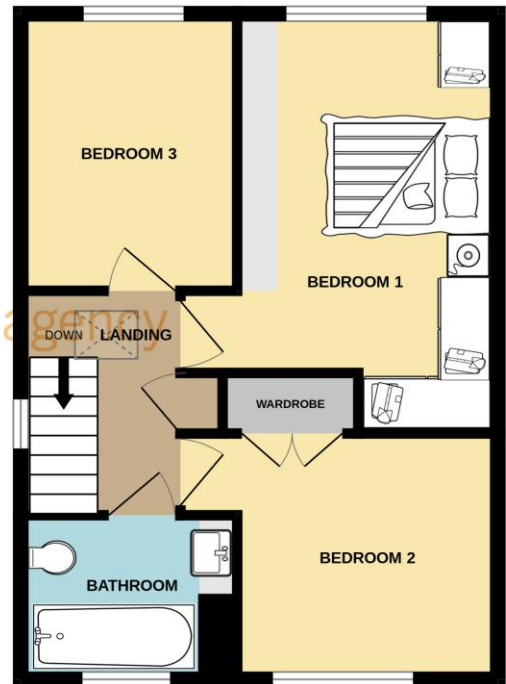




GROUND FLOOR



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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PORCH 1.55m (5'1") x 0.97m (3'2")

uPVC glazed entrance door & side panel leading into porch. Door to entrance hall and folding door to cloakroom. Cupboard housing incoming electrics. Tiled floor.

CLOAKROOM 1.8m (5'11") x 0.9m (2'11")

Fitted with a two piece suite including WC and corner wash hand basin. Window to front. Tiled floor.

ENTRANCE HALL 3.5m (11'6") x 1.84m (6'0")

Stairs to 1st floor landing. Doors to lounge/diner and kitchen. Wooden floor and radiator.

LOUNGE/DINER 7.6m (24'11") x 3.65m (12'0")

Great size family room with bay window to front and ample space to relax and dine in. Feature granite fireplace with electric fire and TV wing. Two radiators. Double doors leading into conservatory. Wooden floor.

CONSERVATORY 4.8m (15'9") Max x 4.02m (13'2")

Sunny conservatory glazed to 3 sides and roof with beautiful sea views over the neighbouring Islands. Double doors leading out to patio area. Radiator. Internal window to kitchen. Tiled floor.

KITCHEN 3.95m (13'0") x 2.75m (9'0")

Fitted with wall and base units in cream with wood effect laminate worktops over, incorporating a one and a half bowl sink and drainer unit. Appliances include AEG induction hob with pull out extractor fan over, eye-level AEG oven with plate warmer drawer under, Montpellier fridge/freezer, space and plumbing for a full-size dishwasher. Internal window looking into conservatory. Tiled flooring. Step down to shower room.

SHOWER ROOM/PORCH 2.35m (7'9") x 1.85m (6'1")

Fitted with a two piece suite comprising shower cubicle including bench seat and wash hand basin set in vanity unit with mirror fronted cabinet over. Glazed door and window to rear. Heated towel rail. Tall storage cupboard unit. Tiled walls and floor.

GARAGE 5.6m (18'4") x 2.45m (8'0")

Single garage with up and over door to front and window to side. 2 metal filing cabinets and 2 fixed wall units. Comet electric boiler. Door to shower room.

STAIRS TO FIRST FLOOR LANDING.

Doors to all bedrooms, bathroom, and linen cupboard. Window to side. Hatch to loft which has plenty of storage space.

BEDROOM 3 3.1m (10'2") x 2.47m (8'1")

Single bedroom. Window to rear with stunning sea views. Radiator.

BEDROOM 1 3.98m (13'1") x 3.05m (10'0")

Double bedroom with windows to rear providing lovely sea views. Fitted with a wide range of bedroom furniture including robes, over bed cupboards, drawers and vanity area. Radiator.

BEDROOM 2 3.67m (12'0") x 2.75m (9'0")

Double bedroom with windows to front. Built-in wardrobes and radiator.

BATHROOM 2.45m (8'0") x 1.7m (5'7")

Fitted with a three-piece suite comprising Jacuzzi bath (needs attention) WC with double wall hung cupboards over and wash hand basin set in vanity unit with illuminated mirrored cabinet over. Fully tiled and radiator.

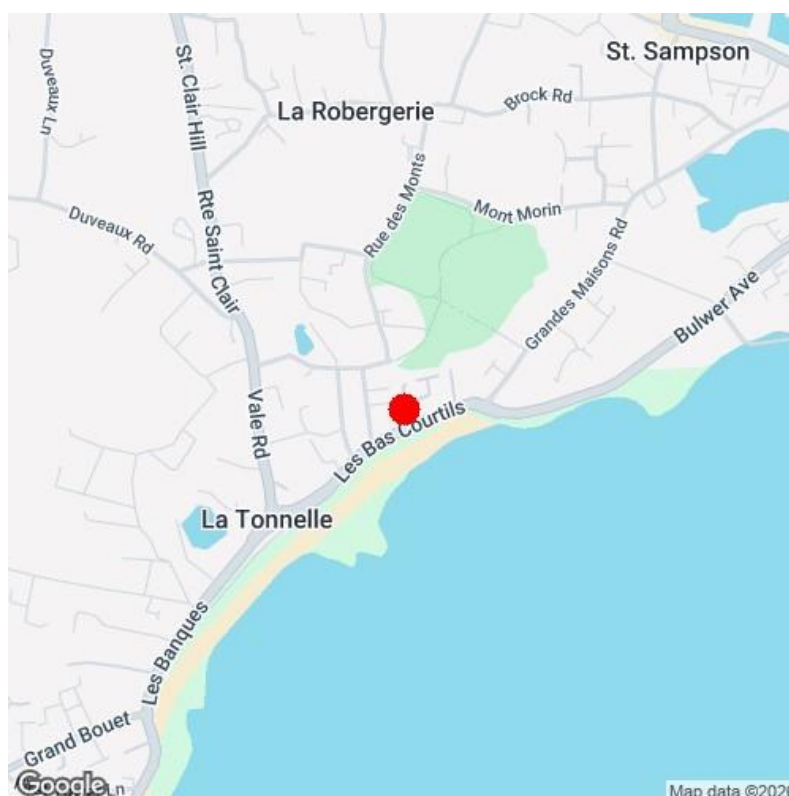
**EXTERNAL
FRONT**

The property is approached over a private tarmac driveway which provides parking for 5/6 vehicles. Decorative front garden laid to gravel with mature shrubs. Access to garage and front door. Path to side which leads to gate to rear garden.

REAR GARDEN

Low maintenance, fully enclosed, sunny rear garden which is split between a patio area perfect for alfresco dining and artificial lawn area together with various raised planters. Lovely sea views across the neighbouring Islands.

Chateaux Estates are pleased to introduce `La Mer Brise` to the local market. This well presented, semi detached 3 bedroom property is located on a small private Clos of 6 similar houses which is situated along Delancey Lane in St Sampsons providing great access to the Seafront with beautiful sea views across our neighbouring Islands. The well proportioned accommodation is set over 2 floors and comprises fully fitted kitchen, lounge/diner, sunny conservatory and shower room to the ground floor and 2 double bedrooms with built in furniture, good size single bedroom and family bathroom to the first floor. The property also benefits from a private tarmac driveway providing parking for 5/6 cars with decorative garden, single garage with up and over door to front and fully enclosed rear garden with sea views. Chateaux highly recommends this property, to view call Chateaux today on 244544.



SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: AEG induction hob with pull out extractor fan over, eye-level AEG oven with plate warmer drawer under, Montpellier fridge/freezer, space and plumbing for a full-size dishwasher.

WHAT3WORDS: starred.trailer.guarded

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

