



Local Market

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Est 1879

LOVELLS



## £355,000 St Peter Port

Sea View  
2, L'Allee Du Passage

Semi-detached house

Located in the heart of town

Move-in condition

Panoramic sea & town views

Spacious property with garden

Ideal for FTB / town workers



2 Bed(s)



1 Bath(s)



0 Car(s)



Perry's Guide Ref: 5 J9 TRP: 88



## Sea View, 2, L'Allee Du Passage, St Peter Port

Sea View is a spacious, semi-detached, two bedroom house built in 2003 with panoramic sea views over town, the harbour and neighbouring islands. The property benefits from a lovely front terrace with storage outside and a rear tiered garden laid to lawn and a patio with a pergola over, ideal for socialising with friends or just taking in the peaceful surroundings and views. The accommodation includes an open plan living area, two sizeable bedrooms and family bathroom. This property is in the heart of St. Peter Port, close to local shops, restaurants and bars, ideal for those working in town.

### Entrance Hall

6'7 x 6'1 (2.01m x 1.85m) Stairs to First Floor. Under stairs open storage area with Zanussi washer/dryer. Door to:

### Lounge/Diner

15'6 x 12'4 (4.72m x 3.76m) Wooden flooring. Window with views over town and out to sea. Wood and glass door to front porch with sea views.

### Kitchen

10'1 x 5'5 (3.07m x 1.65m) Wooden flooring. Window to side. Fitted with a range of light wood wall and base units with brown and black work surfaces over and tiled splashbacks, incorporating a one and a half stainless steel sink and drainer. Appliances include: oven, Indesit four ring gas hob, stainless steel extractor fan over, integrated Baumatic fridge and Baumatic freezer and slimline dishwasher.

Returning to the Entrance Hall, stairs lead up to:



### First Floor Landing

6'4 x 2'9 (1.93m x 0.84m) Doors to:

### Bedroom 1

15'5 x 12'4 (4.70m x 3.76m) Two windows to front with sea views.

### Bathroom

7'4 x 5'4 (2.24m x 1.63m) Fully tiled room. Window with obscure glass to rear. White three piece suite comprising bath with shower over and glass screen, low level WC and pedestal wash hand basin. Door to tiered garden.

Returning to the First Floor Landing, stairs lead up to:

### Mid Landing

6'1 x 2'9 (1.85m x 0.84m) Stairs up to:

### Second Floor Landing

3' x 2'8 (0.91m x 0.81m) Window in stairs to rear. Cupboard housing the boiler and storage.

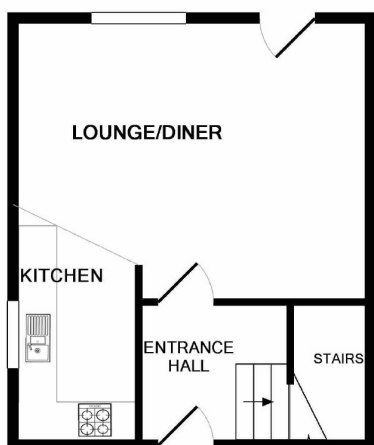
### Bedroom 2

15'5 x 9'6 (4.70m x 2.90m) Two Velux windows with sea views. Under eaves storage. Large double wardrobe.

### Exterior

From the First Floor Landing, a door leads out on to a paved patio with a large pergola over and a side lawned garden. Steps then go up to the second tier of the garden which has stunning views over town and the sea.





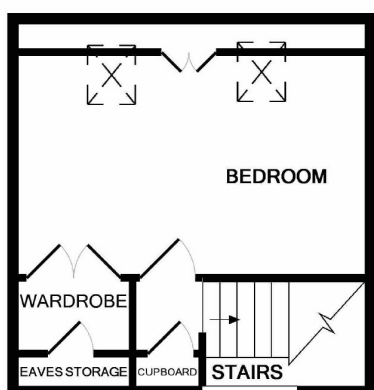
GROUND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.2 SQ.M.)

### Fittings

All fitted flooring, the curtains, blinds, light fittings and the appliances as listed are included in the sale.

### Services

Mains electricity, gas, water and drainage. Gas fired central heating.

### Directions

At the top of Mill Street and on the right hand side, go up Burnt Lane steps, turn right then turn left and continue to the top where Sea View can be found.

### Possession

By arrangement.

### Viewing

Strictly by appointment with Lovell & Partners.

### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

### Disclaimer

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