

£565,000



## No. 8a Sausmarez Street, St Peter Port

Perry's guide reference: 17 F5



- Deceptively Spacious Townhouse
- With Parking Space & Garden
- Up To 3 Beds, 2 Baths
- With Stunning Sea Views
- Close To The Centre Of Town
- TRP 118

### Description

A unique Listed mews-style town house, located within walking distance of the High Street and boasting distant sea and town views from the upper floors.

Laid out over four floors, the deceptively spacious accommodation comprises a modern kitchen/diner on the ground floor together with a generous double bedroom and bathroom on the first floor. A lounge (or possible third bedroom) and second bathroom occupies the second floor with a further double bedroom on the third floor.

Externally, the property benefits from an off-road parking space within a car port at the front of the property, in addition to an easy to maintain south-facing rear garden, accessed from the kitchen/diner with a storage shed at the end.

A quirky pied a terre in a highly central location, internal viewing highly recommended by Mawson Collins Limited.













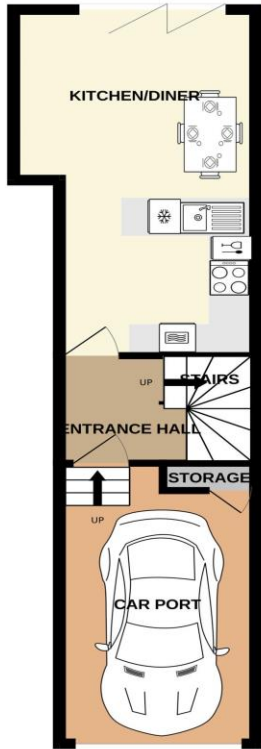




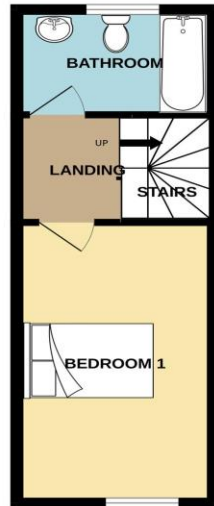




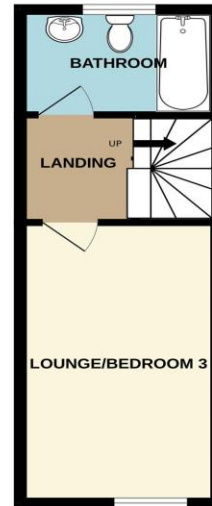
GROUND FLOOR



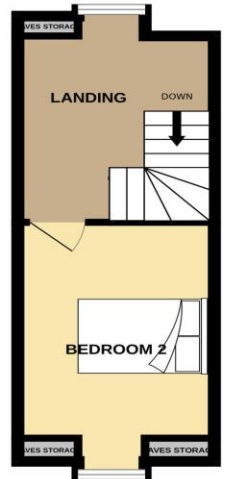
1ST FLOOR



2ND FLOOR



3RD FLOOR



### Inclusions

To include fitted flooring, carpets, the blinds and curtain poles as hung and lighting fittings.

Appliances include:

Beko electric oven & hob

Extractor fan

Cata slimline dishwasher

Cata undercounter fridge, with freezer compartment

### Room Measurements

#### GROUND FLOOR

Parking Area 15' 7" x 8' 10" (4.76m x 2.70m)

Entrance Hall 8' 8" x 6' 0" (2.65m x 1.84m)

Kitchen/Diner 19' 2" x 9' 6" (5.84m x 2.89m)

#### FIRST FLOOR

Stairs & Landing 8' 10" x 6' 11" (2.70m x 2.11m)

Bedroom 1 14' 2" x 9' 10" (4.33m x 3.00m)

Bathroom 8' 8" x 5' 10" (2.65m x 1.78m)

#### SECOND FLOOR

Stairs & Landing 8' 11" x 7' 0" (2.72m x 2.13m)

Lounge/Bedroom 3 14' 4" x 9' 0" (4.36m x 2.74m)

Bathroom 9' 9" x 5' 10" (2.97m x 1.79m)

#### THIRD FLOOR

Landing 11' 4" x 8' 7" (3.45m x 2.61m)

Bedroom 2 12' 7" x 8' 6" (3.83m x 2.58m)

#### EXTERIOR

Shed (with electric) 10' 3" x 7' 4" (3.13m x 2.23m)

**Possession**

By arrangement.

**Services**

Mains water, electricity and drainage. Electric under floor heating. Wooden single glazed windows.

The property is of traditional construction and is Heritage Listed.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.