

MAWSON COLLINS

PROPERTY SPECIALISTS



£599,000



Railton House, Bruce Lane, St Peter Port

Perry's guide reference: 17 G4



- Spacious 4 Bed, 2 Bath Townhouse
- With Stunning Sea & Island Views
- Quiet, Yet Central Location
- Large Terraced Garden
- Cellar, Providing Excellent Storage
- TRP 117

Description

A spacious townhouse, located in an elevated position close to the centre of St Peter Port, enjoying stunning sea and island views from all floors, with scope to be converted into two apartments/houses (subject to Planning).

Cherished within the same family for the last sixty years, this unique property has accommodation that includes up to four generous double bedrooms, two bathrooms a large kitchen/diner, lounge and a fully tanked cellar/basement, that provides excellent storage.

To the front is a paved terrace, which also enjoys a lovely outlook - this is a fabulous property, in a prime position - viewing is highly recommended.









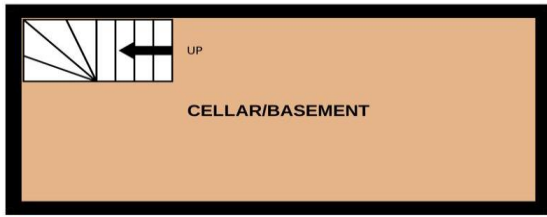




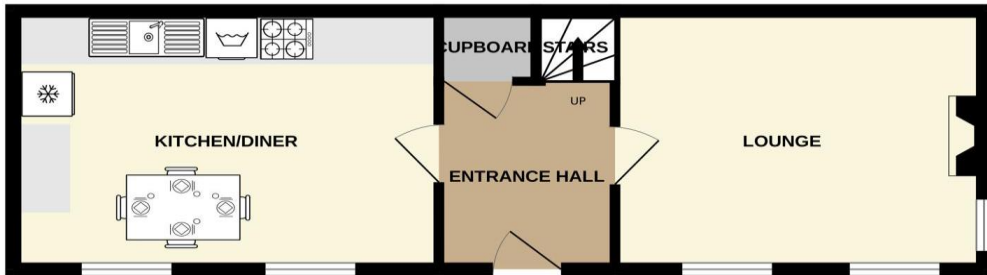




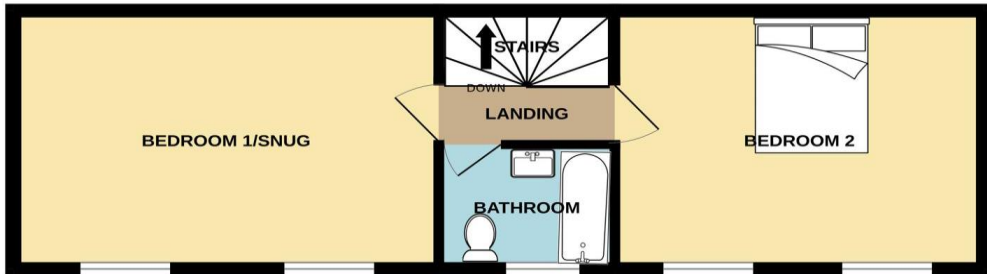
BASEMENT



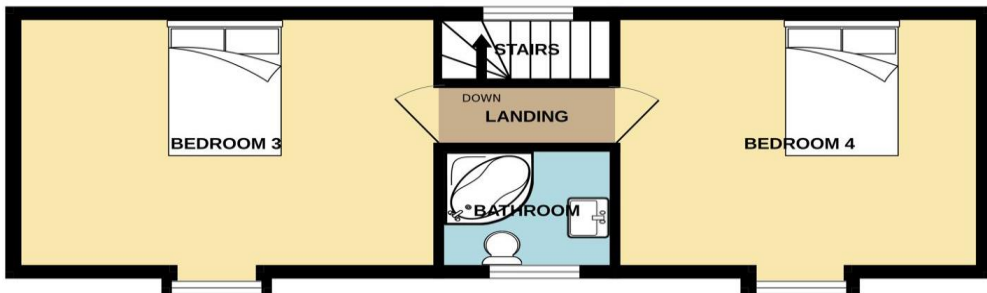
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Room Measurements

Entrance Hall	8' 0" x 6' 5" (2.45m x 1.95m)
Understair Storage	4' 11" x 4' 4" (1.51m x 1.33m)
Lounge	13' 6" x 12' 7" (4.12m x 3.83m)
Kitchen/Diner	15' 6" x 11' 2" (4.73m x 3.41m)
Basement	19' 4" x 8' 6" (5.90m x 2.59m)
FIRST FLOOR	
Landing	8' 10" x 5' 9" (2.69m x 1.75m)
Bedroom/Snug	16' 6" x 12' 2" (5.02m x 3.71m)
Bathroom	8' 1" x 7' 1" (2.46m x 2.16m)
Bedroom 1	13' 0" x 12' 7" (3.96m x 3.83m)
SECOND FLOOR	
Landing	7' 10" x 6' 2" (2.40m x 1.87m)
Bedroom 3	16' 9" x 12' 10" (5.11m x 3.90m)
Bedroom 4	13' 1" x 12' 11" (3.98m x 3.94m)
Bathroom	10' 1" x 7' 10" (3.08m x 2.39m)
Cellar/Basement	19' 4" x 8' 6" (5.90m x 2.59m)

Appliances

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Stoves Newhome gas oven & hob
Hotpoint washing machine
Hoover fridge/freezer

Possession

By Arrangement

Services

Mains water, electricity gas and drainage.
Gas central heating. uPVC double glazing.

The property is of traditional construction.



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.