



CHRISTIE'S
INTERNATIONAL REAL ESTATE
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STUNNING VIEWS OVERLOOKING THE BAY

Enjoy views over the whole of St Aubin's Bay from this property which is located high above St Aubin on the front line of an exclusive private road.

The house was originally built in the Art Deco style with corner windows and to maximise enjoyment of the extensive sea views, the main living space is on the first floor. Here you will find a very large living/dining room with large windows affording panoramic views from your armchair. The kitchen breakfast room also overlooks the bay and has steps leading to the sun terrace and extensive garden at ground floor level. There is a large sitting room/office to the rear.

On the ground floor, leading off the good size entrance hall, are three en suite double bedrooms and a utility room. The main bedroom includes a dressing area. Two of the bedrooms have doors leading on to the sun terrace where you can enjoy your morning coffee or the night air.

The gardens are south facing and are currently laid with paving stones and lawn. There is parking for three cars.

Additionally, there is an integral storage space accessed externally. It is the perfect space for storing gardening equipment, outdoor furniture and bikes.

Please note that this property is currently tenanted. Please contact us for more information.





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FEATURES

- Art Deco style Home
- Double height entrance hall with feature window
- Panoramic views over St Aubin's Bay
- Light & very spacious sitting room
- Second reception/office
- Mediterranean style sun terrace
- Extensive south facing gardens
- Three en suite bedrooms
- Main bedroom with en suite and dressing room

INFORMATION

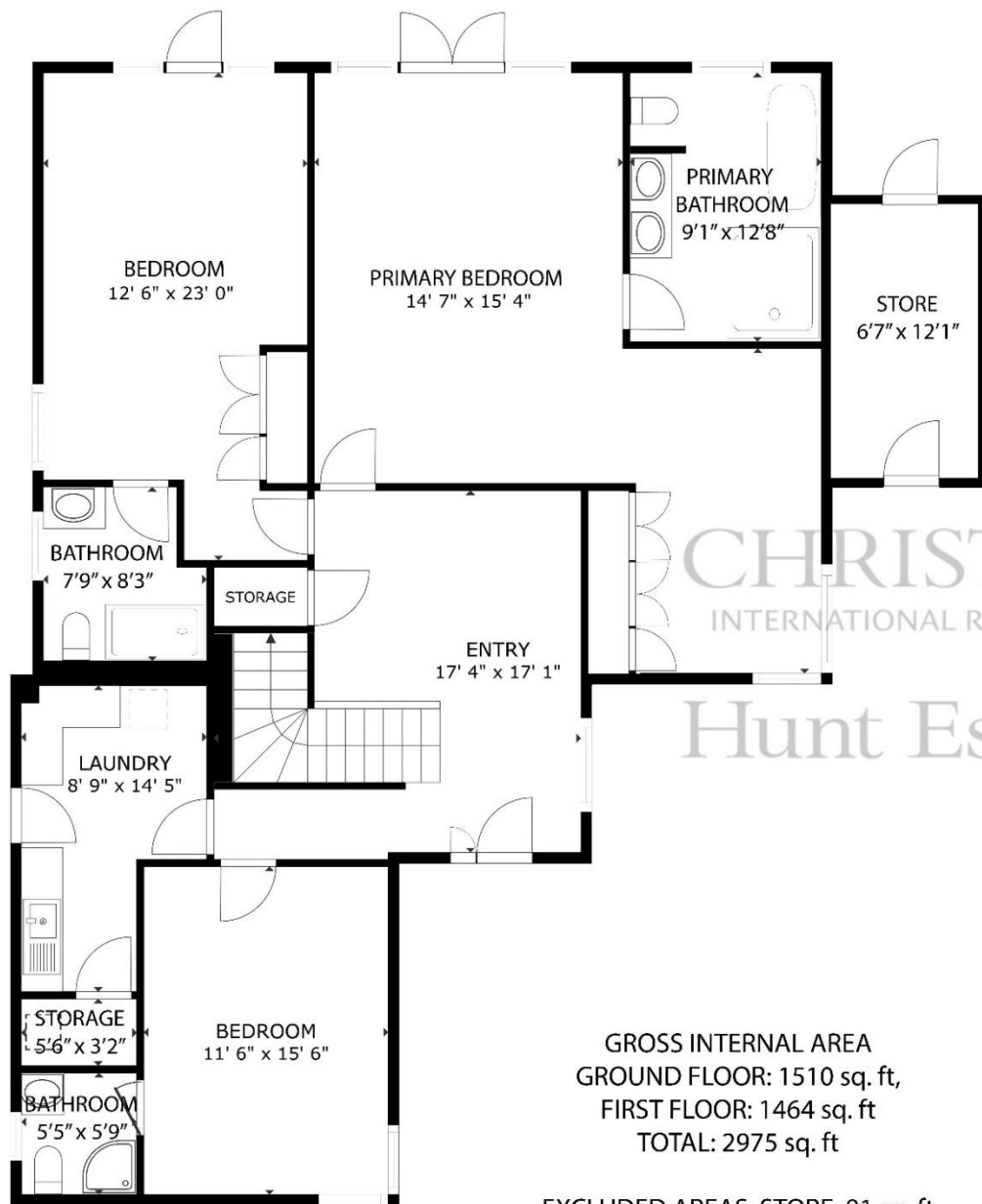
- Mains water and Drains
- Oil underfloor central heating
- Double glazed
- Parking for 3 cars
- Occupiers' rates for 2023 were £911.04
- Garden fees included in rental price
- Available immediately to Entitled/Licensed residents
- Please note that the equivalent of 1 months' rent is required for the deposit



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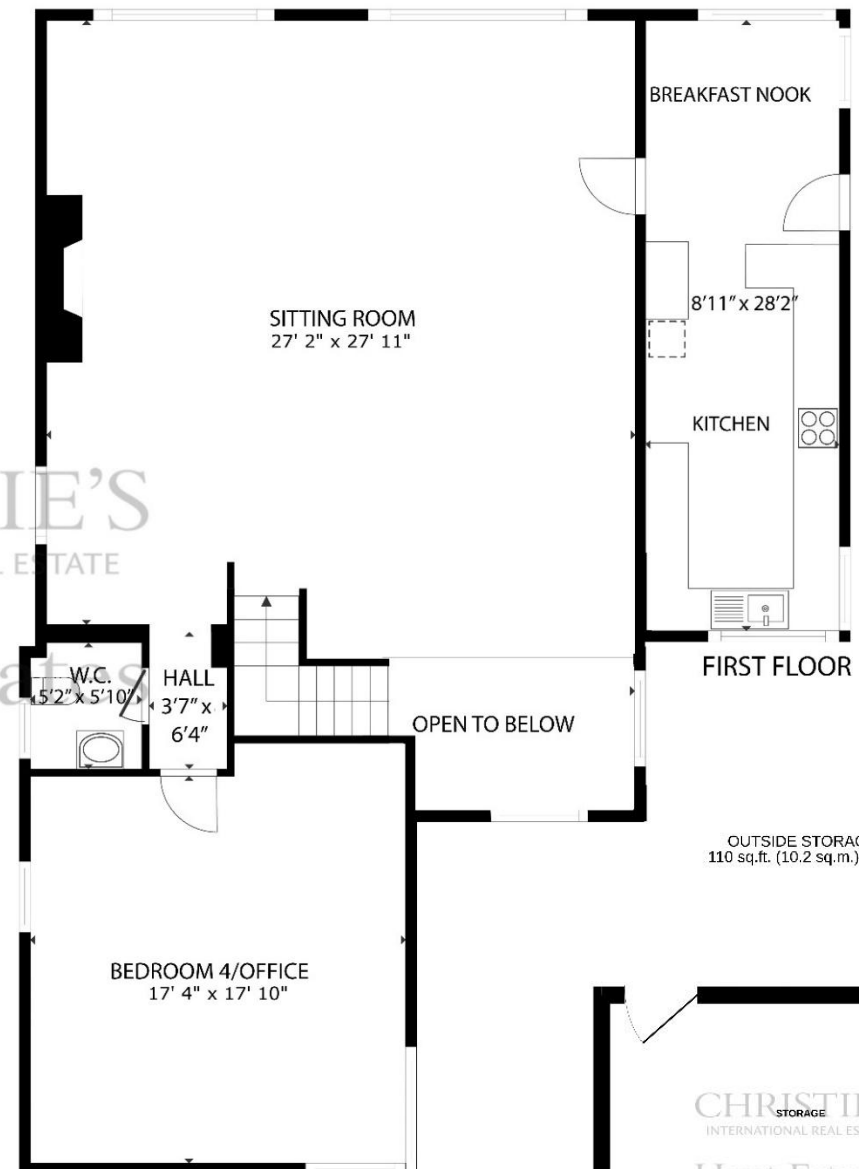
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GROSS INTERNAL AREA
GROUND FLOOR: 1510 sq. ft,
FIRST FLOOR: 1464 sq. ft
TOTAL: 2975 sq. ft

EXCLUDED AREAS: STORE: 81 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



OUTSIDE STORAGE
110 sq.ft. (10.2 sq.m.) approx.



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4.4. ANALYTICAL CHEMISTRY

ATGTA. A: GDP 4P-A: 1.5 mg/L; GDP 4P-A: 1.5 mg/L; ATPase.

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