



VUE DES ISLES

OPEN MARKET | £3,100,000

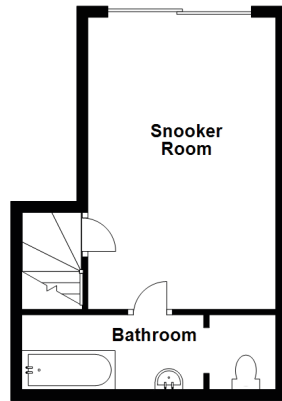
Substantial historical town house
Stunning views of Guernsey's east coast
A short walk to central St Peter Port

Extensive accommodation over six floors
Versatile reception rooms

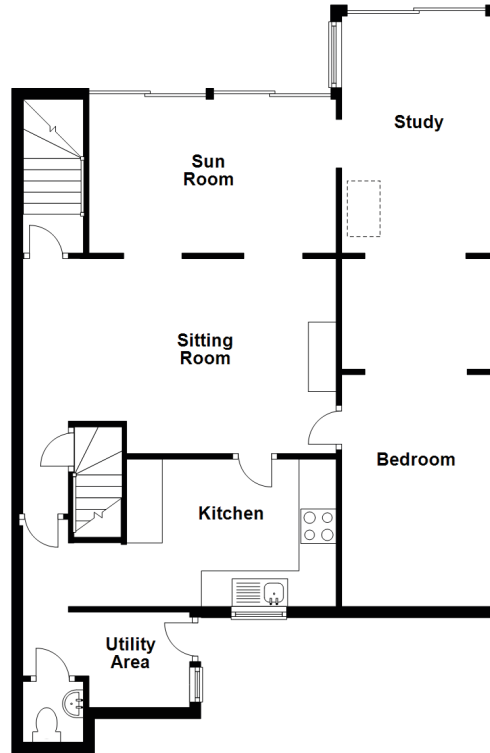
Unique opportunity to modernise
Double garage
Walled garden with views of Havelet bay



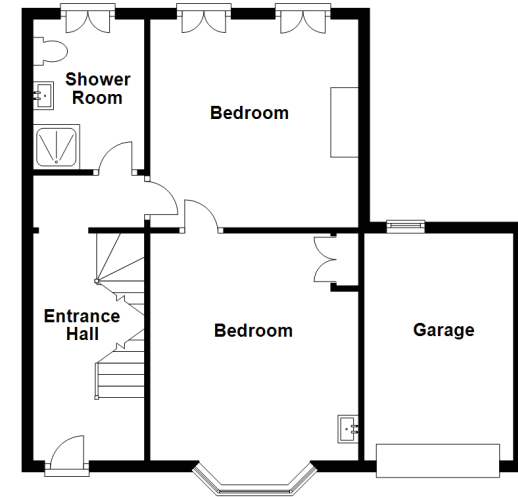
Sub-basement



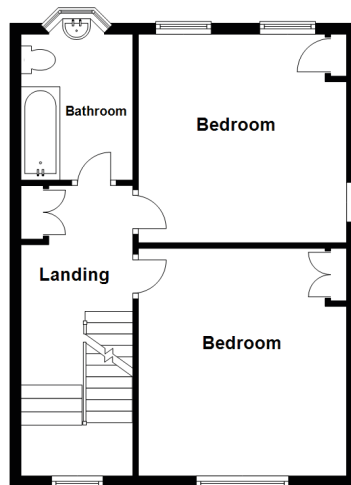
Lower Ground Floor



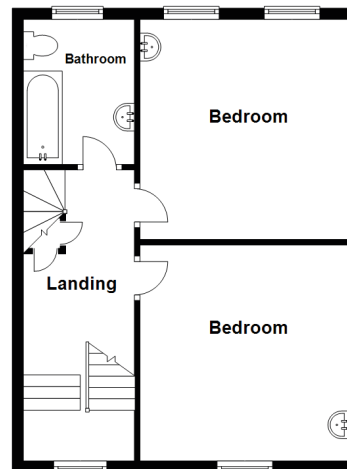
Ground Floor



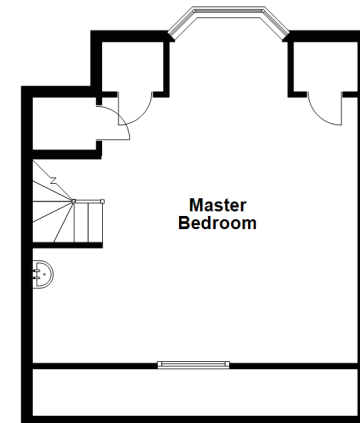
First Floor



Second Floor



Third Floor





About Vue Des Isles, 22 Hauteville, St Peter Port

'Vue Des Isles' is a unique opportunity to acquire a substantial Town House in a very historical part of St Peter Port located just a short walk away from the centre of Town. Set over six floors, the accommodation is extensive with each floor benefitting from stunning views over the East Coast and neighbouring Islands. Having been in the same ownership for over 45 years 'Vue Des Isles' has been maintained and upgraded over time but offers the new owners a super opportunity to develop and modernise the property further. The property benefits from a double garage located alongside the property and a walled garden with access on to The Strand.

ACCOMMODATION COMPRISING

Entrance Hall

16'3" x 3'11" (4.95m x 1.2m)

Dressing Room

11'10" x 13'1" (3.6m x 4m)

Master Bedroom

13'8" x 14'6" (4.17m x 4.42m)
Juliette balcony with stunning coastal views over St Peter Port harbour and Castle Cornet.

Shower Room

10'10" x 5'4" (3.3m x 1.63m)
Three piece suite

FIRST FLOOR

Landing

17'1" x 7'3" (5.2m x 2.2m)

Bathroom

8'7" x 6'4" (2.62m x 1.93m)
Three piece suite. Stunning coastal views over St Peter Port harbour and Castle Cornet.

Bedroom

13'6" x 13'8" (4.11m x 4.17m)
Stunning coastal views over St Peter Port harbour and Castle Cornet.

Bedroom

11'11" x 11'7" (3.63m x 3.53m)

SECOND FLOOR

Landing

7'6" x 3'3" (2.29m x 1m)

Snug

12'5" x 12'4" (3.78m x 3.76m)

Bedroom

13'5" x 13'7" (4.1m x 4.14m)
Stunning coastal views over St Peter Port harbour and Castle Cornet.

Bedroom/Office

19'9" x 19'2" (6.02m x 5.84m)
Stunning coastal views over St Peter Port harbour and Castle Cornet.

LOWER GROUND

Living Room

13'4" x 22'3" (4.06m x 6.78m)
Door leading to...

Sun room

24'3" x 11'1" (7.4m x 3.38m)
Large terrace with stunning coastal views over St Peter Port harbour and Havelet bay.

Dressing area

16'3" x 8'2" (4.95m x 2.5m)
Balcony terrace

Bedroom

8' x 6'3" (2.44m x 1.9m)

Dressing Room 2

13'9" x 7'2" (4.2m x 2.18m)

Kitchen

11'2" x 10'8" (3.4m x 3.25m)

Cloakroom

4'6" x 3'11" (1.37m x 1.2m)
Two piece white suite

Utility Room

14'5" x 8'8" (4.4m x 2.64m)
Access via staircase to road level

BASEMENT

Snooker Room

19'11" x 18'3" (6.07m x 5.56m)

Bathroom

17'5" x 3'5" (5.3m x 1.04m)
Three piece suite

APPLIANCES

Hotpoint fridge/freezer, AEG double oven, Zanussi gas hob, Hotpoint washing machine, Zanussi extractor fan

Viewing: By appointment

Possession: By arrangement

Services: Mains electricity, gas, water and drainage. Oil fired central heating.

Price includes: Carpets, curtains, light fittings and appliances as listed.

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU