

Es Paradis

St Sampson



Cranfords are delighted to present Es Paradis to the local market, a beautifully maintained terraced home, ideally positioned on a quiet clos of similar properties in a highly convenient location between St Peter Port town centre and the Bridge. This sought-after setting offers the perfect balance of accessibility and tranquillity, making it an excellent choice for a wide range of buyers. Constructed using cavity wall construction, the property has been thoughtfully enhanced by its current owners and is presented in true move-in condition throughout. A standout feature is the recently added bespoke balcony extension, designed with both style and safety in mind. This impressive outdoor space enjoys stunning sea and island views, creating a wonderful setting for alfresco dining, entertaining guests, or simply relaxing while soaking up the sun. Internally, the home offers well-proportioned accommodation, including two generous double bedrooms, making it both practical and comfortable for modern living. The overall layout

- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Sea and Island Views
- ✓ Balcony
- ✓ Move In Condition
- ✓ Convenient Location In Between The Bridge & Town
- ✓ Large Master Bedroom
- ✓ Reverse Layout

has been carefully considered to maximise space and natural light, contributing to a bright and welcoming atmosphere throughout. Further enhancing the appeal of Es Paradis are two dedicated parking spaces, a valuable and convenient feature in this popular area. Altogether, this property represents a fantastic opportunity for first-time buyers or those seeking a low-maintenance home that does not compromise on lifestyle. Combining location, views, outdoor living, and practicality, Es Paradis truly offers a little bit of everything to create a wonderful place to call home.

Accommodation

Ground Floor

Entrance Hall

12' 5" x 6' 5" (3.78m x 1.96m)

Porch

6' 3" x 0' 8" (1.91m x 0.20m)

Kitchen

Appliances include 4 ring induction hob and Stoves single oven, washing machine, Siemens fridge and freezer.

10' 8" x 9' 0" (3.25m x 2.74m).

Lounge-Diner

17' 3" x 13' 1" (5.26m x 3.99m)

Separate WC

6' 0" x 3' 0" (1.83m x 0.91m)

Bathroom

8' 4" x 6' 4" (2.54m x 1.93m)

Bedroom 1

16' 9" x 11' 0" (5.11m x 3.35m)

Bedroom 2

10' 5" x 9' 1" (3.17m x 2.77m)



SERVICES

Mains electricity, water and drainage. Oil central heating.

PRICE INCLUDES

Floor coverings, curtains/blinds, appliances as listed and light fittings.

POSSESSION

By arrangement

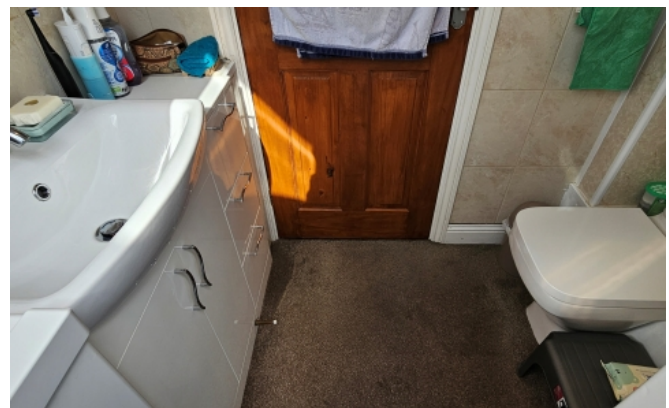
VIEWING

Strictly By Appointment

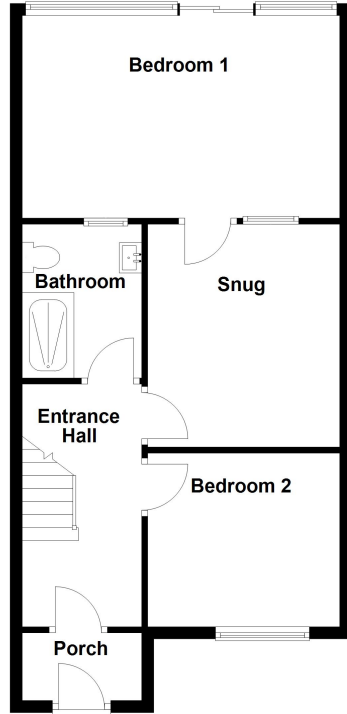
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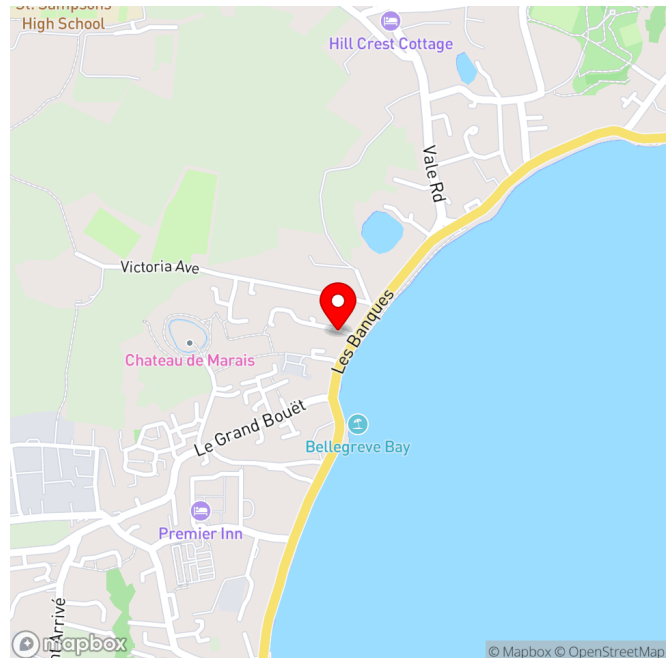
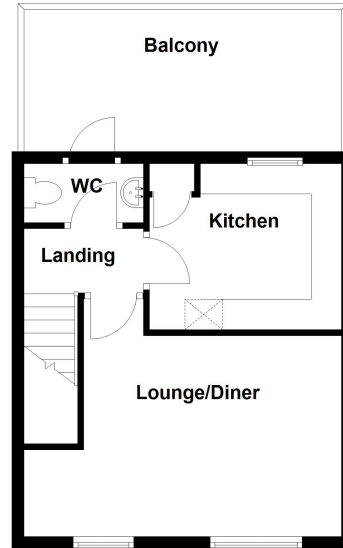
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Ground Floor



First Floor



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