

£750,000  
Freehold



**Cranfords**  
Estate Agents



## Features

- Chain Free
- Sea Views
- Stones Throw From Portinfer Beach
- Plenty Of Scope For Further Development
- Parking For Up To 4 Vehicles
- Scope To Create Extra Parking
- Garage, Greenhouse & Workshop
- West Facing Rear Garden
- LR3337
- TRP 219

## Summary of Property

East View is a beautiful 1890s built detached house located on the west coast just a stones throw from Portinfer beach and a couple minutes drive from Cobo Village and all it's amenities. The property has a beautiful facade with parking to the front for three cars and a further fourth car could be parked in the garage if one wished to do so. Internally the property, although being dated, has a lovely family home feel to it and on the ground floor just off to either side of the entrance hall there is a cozy bright and airy lounge with the dining room opposite which has historically been used as a third bedroom by the current owners with the kitchen, shower room, W/C and sun room being to the rear. On the first floor there are two generously sized double bedrooms, both with beautiful views over looking the west coast sea and another W/C for ones convenience. To the rear of the property there is a small workshop, greenhouse and summerhouse along with gardens which wrap around the side and back of the house making this property desirable to extend or rebuild on the plot. To summarize, East View is a rare opportunity to acquire a property within touching distance of popular coastal paths, beautiful views and plenty of potential in Guernsey. Call or email Cranfords today to arrange your viewing and truly appreciate all that this property has to offer.

## Room Descriptions

### Ground Floor

#### Entrance hall

13' 0" x 4' 9" (3.96m x 1.45m)

#### Sitting room

14' 1" x 13' 0" (4.29m x 3.96m)

#### Dining room

13' 0" x 11' 4" (3.96m x 3.45m)

#### Hall

7' 9" x 6' 4" (2.36m x 1.93m)

#### Kitchen

11' 5" x 8' 9" (3.48m x 2.67m) Zanussi double oven with hob, Bosch dishwasher, extractor fan, Integrated fridge, integrated freezer & Miele washing machine

#### Shower room

5' 3" x 5' 3" (1.60m x 1.60m)

#### Cloakroom

5' 3" x 2' 7" (1.60m x 0.79m)

#### Sun room

10' 1" x 7' 7" (3.07m x 2.31m)

#### Garage

25' 4" x 13' 0" (7.72m x 3.96m)

#### Outbuilding

9' 8" x 7' 6" (2.95m x 2.29m)

### First Floor

#### Landing

8' 6" x 4' 9" (2.59m x 1.45m)

#### Bedroom one

13' 0" x 12' 0" (3.96m x 3.66m)

#### Bedroom two

13' 0" x 11' 0" (3.96m x 3.35m)

#### WC

6' 8" x 5' 6" (2.03m x 1.68m)

#### Services

Mains electricity, water and drainage. Gas central heating.

#### Price includes

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

#### Possession

By arrangement.

#### Viewing

Strictly by appointment.

#### Please Note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



## Material Information

**Parking Types:** Driveway. Garage.

**Heating Sources:** Central. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

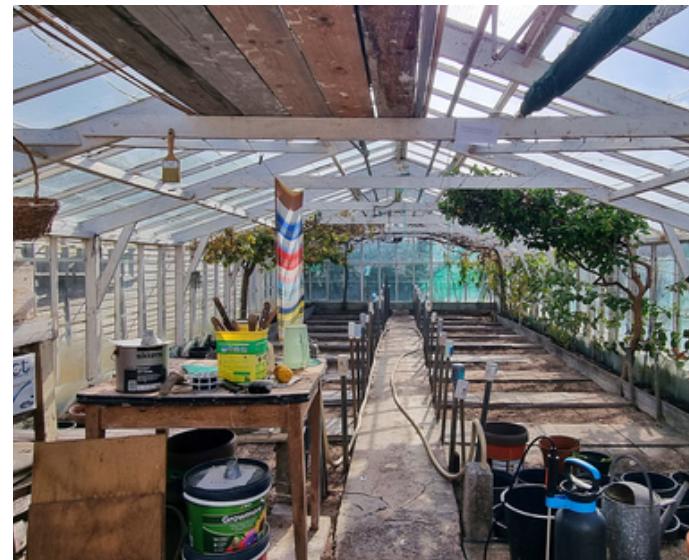
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

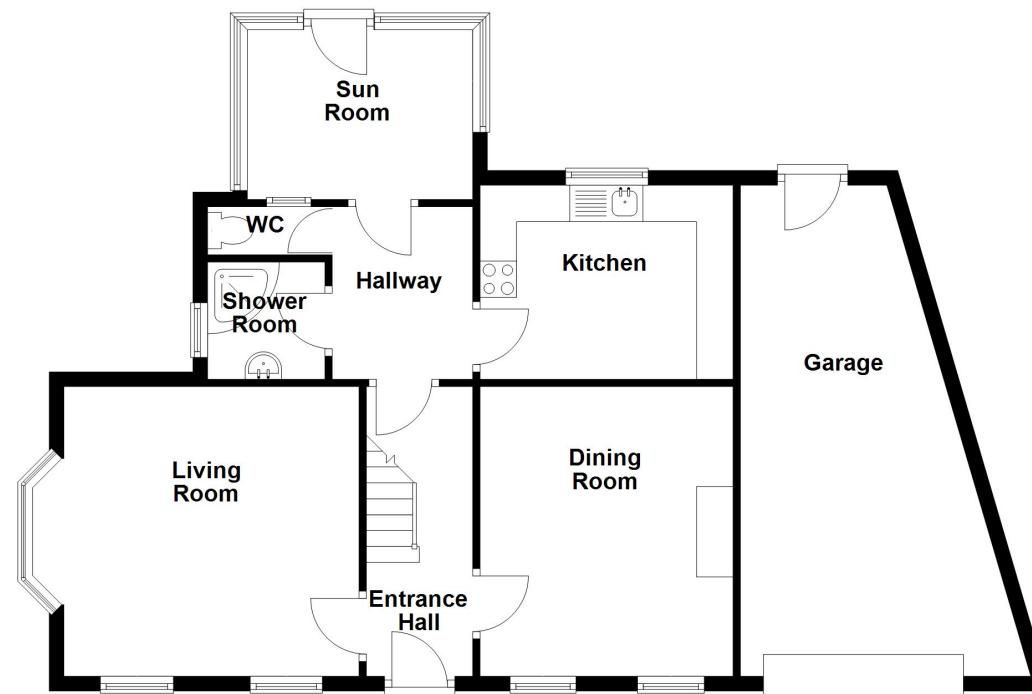
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

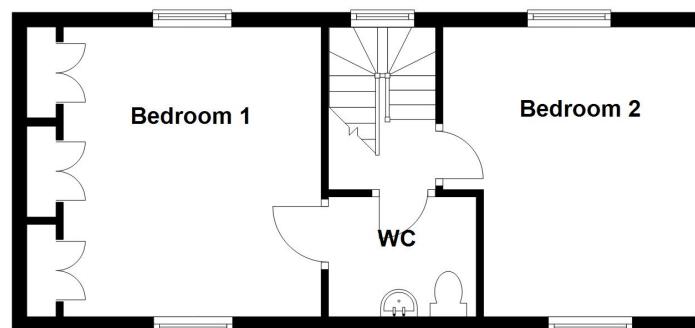


## Floorplan

Ground Floor



First Floor



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