

Alderney Estate Agency

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LA CHAUMINE

BRAYE ROAD



PORCH * OPEN PLAN LIVING ROOM WITH KITCHEN & DINING AREA

BALCONY * 4 BEDROOMS (1 En-Suite) * BATHROOM

UTILITY * SHOWER ROOM * GARDENS

£465.000.00 each FREEHOLD

A pair of newly built houses with splendid sea views looking towards Braye Bay and Fort Albert. The accommodation is on three storeys with good quality fixtures and fittings including hardwood maple flooring, uPVC double glazing and oil-fired central heating. Off road parking and front and rear gardens.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENTS

ALDERNEY ESTATE AGENCY Ltd
Alderney's oldest established and Premier Agency

<u>ENTRANCE PORCH</u>	6ft 10" x 3ft 6". uPVC half glazed door faces west. Maple flooring. Recessed spotlight. Consumer unit.
<u>HALLWAY</u>	17ft 9" x 4ft 5". Two uPVC obscure glazed windows face south. Maple flooring. Radiator. Three recessed spotlights. Smoke alarm. Power points.
<u>BEDROOM 2/STUDY</u>	10ft 5" x 8ft 11". uPVC double glazed sash window faces west. Maple flooring. Radiator. Four recessed spotlights. T.V. point. Telephone point. Power points.
<u>SHOWER ROOM</u>	7ft x 4ft 11". Maple flooring. Tiling to walls. Two recessed spotlights. W.C. Wash handbasin. Large walk-in shower unit. Vent Axia extractor. Shaver light. Heated towel rail.
<u>MASTER BEDROOM</u>	12ft 10" x 10ft 9". uPVC double glazed bay window faces east with sea views Maple flooring. Radiator. Four recessed spotlights. T.V. point. Telephone point. Power points.
<u>En-Suite Bathroom</u>	7ft 9" x 5ft 5". Maple flooring. Tiling to walls. Three recessed spotlights. W.C. Wash handbasin. Bath. Shower unit. Extractor. Shaver light. Heated towel rail.

First Floor

<u>HALF LANDING</u>	uPVC obscure glazed window faces south.
<u>LIVING ROOM with KITCHEN & DINING AREA</u>	33ft x 12ft 9" Open plan. Two uPVC obscure glazed sash windows face south. uPVC patio doors face east and lead to Balcony. Two Velux windows face east and west. Sea views to Braye Bay. Maple flooring. Three radiators. Drayton heating controls. Clear View wood burning stove with brick hearth. Ten recessed spotlights. Dimmer switches. Base and wall cabinets. Beech and oak worktops. Stainless steel 1½ sink unit and drainer. T.V. point. Telephone point. Smoke alarm. Access to loft. 900 range oven. Space for fridge freezer and dishwasher.
<u>BALCONY</u>	Views to Braye Bay and Fort Albert. Wooden railings. Screen. Fibre glass flooring.

Lower Ground Floor

<u>Stairwell</u>	6ft 5" x 5ft 10". uPVC obscure glazed window faces east.
<u>HALLWAY</u>	13ft 6" x 3ft 9". uPVC half glazed door faces south and leads to garden. Camray boiler for oil-fired central heating.
<u>BEDROOM 3</u>	12ft 5" x 10ft. uPVC double glazed window faces south. Radiator. Three recessed spotlights. T.V. point. Telephone point. Power points.
<u>BATHROOM</u>	Maple flooring. Two recessed spotlights. Tiling to walls. W.C. Wash handbasin. Bath. Extractor. Heated towel rail.

UTILITY ROOM

8ft x 4ft 10". Maple flooring. Two recessed spotlights. Power points. Plumbing for washing machine. Hot water cylinder.

BEDROOM 4

12ft 5" x 10ft 3". uPVC double glazed window faces east. Maple flooring. Radiator. Four recessed spotlights. T.V. point. Telephone point. Power points.

Exterior

Front Garden

Faces west. Brick paved driveway with off road parking area. Stone walls to boundary. Trees. Gas bottle storage.

Rear Garden

Faces east. Laid to lawn. Patio area. Walls to boundary. Screened for privacy. Steps lead to front garden.



Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot guarantee any which may prove to be faulty after any sale.