

Alderney Estate Agency

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THE TOWN HOUSE

10 THE HIGH STREET



**6 GUEST EN SUITE BEDROOMS * RESIDENTS' LOUNGE * DINING ROOM
KITCHEN * OFFICE * ENTRANCE HALL * LAUNDRY STORE * BOILER/UTILITY ROOM**

OWNER'S ACCOMMODATION: LOUNGE * KITCHEN/DINING ROOM

EN-SUITE BEDROOM * GARDEN.

£495,000.00 FREEHOLD reduced for quick sale

A popular Guest House situated in the centre of the Norman town of St Anne. It offers beds for seventeen guests in addition to the owner's apartments. This traditionally built town house has in recent years benefited from a renovation program that has provided it's clientele with a high standard of accommodation. There is an enclosed garden with ample sitting areas.

Sold fully furnished, equipped and with bookings in place for continuance of guest house business or the property has also been granted a Special Ordinance for subdivision - plans available.

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established Premier Agency

GUEST HOUSE

Ground Floor

ENTRANCE HALL 17ft 8" x 7ft 11" including stairwell, south facing part glazed timber door to main street, ceiling light point, telephone point, power points, radiator, smoke alarm, room thermostat, storage cupboard, fitted carpet, glazed double doors with glazed side panels leading to:

DINING ROOM 17ft x 13ft, two uPVC double glazed sash windows, curtains, three wall light points, radiator, smoke alarm, fitted carpet.

LAUNDRY STORE ROOM 5ft 6" x 4ft 9", ceiling light point, shelving, tiled floor, doorway through to:

BOILER/UTILITY ROOM 11ft 8" x 7ft 9", radiator, shelving and workbench, two ceiling light points, power points, two freezers, two Hotpoint washing machines, gas powered industrial Whirlpool dryer, oil fired boiler, hot water cylinder, concrete floor.

RESIDENTS' LOUNGE 16ft 10"x 11ft 3" max: three south facing fixed uPVC double glazed windows, north facing uPVC double glazed French doors to garden, curtains TV point, ceiling light point, fitted carpet, plus:

Corridor Area 10ft 8" x 3"6".

KITCHEN 10ft 6" x 8ft, north facing uPVC double glazed window, ceiling light point, power points, base units, worktops and wall cabinets, part wall tiling, shelf with Daewoo Microwave, Gemini Industrial stainless steel range cooker with double oven, eight gas burners and double grill, Hotpoint fridge freezer, dishwasher, Buffalo coffee maker, Kenwood toaster, Buffalo water heater, wall mounted fire blanket, vinyl flooring.

OFFICE 5ft 7" x 5ft 4", Office to staircase half landing, north facing uPVC double glazed window, telephone point, ceiling light point, power points, built in desk/worktop and shelving, fitted carpet.

Second Floor

BEDROOM 1 13ft 8" into eaves x 12ft 11", one north and one south facing uPVC double glazed dormer windows, curtains, ceiling light point, TV point, power points, radiator, fitted carpet.

EN SUITE SHOWER ROOM 7ft into eaves x 5ft 10", extractor fan, one recessed ceiling spot light, white suite comprising WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, radiator and towel rail, Vinyl flooring.

BEDROOM 2 14ft into eaves x 12ft, one north and one south facing uPVC double glazed dormer windows, curtain, ceiling light point, TV point, power points, radiator, fitted carpet.

EN SUITE**SHOWER ROOM**

7ft into eaves x 5ft 7". Extractor fan, one recessed ceiling spot light, white suite comprising WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, radiator and towel rail. Vinyl flooring.

Second floor landing has a north facing uPVC double glazed window, loft access, wall light point and smoke alarm, fitted carpet.

BEDROOM 3

16ft 10" at longest point x 12ft 7" at widest point, L-shaped with two south facing uPVC double glazed sash windows, curtains, fitted carpet, ceiling light point, power points, TV point, radiator.

EN SUITE**BATHROOM**

5ft 10" x 5ft 8", north facing uPVC double glazed window with blind and deep tiled sill, ceiling light point, ladder radiator, fully tiled walls, matching white suite WC, bath with shower attachment, basin with shelf, mirror, light and shaver socket above. Vinyl flooring.

First Floor**BEDROOM 4**

A twin room and a double-twin room with shared en suite bathroom, accessed by stairs from the residents' lounge up to landing with north facing uPVC double-glazed fixed picture window.

DOUBLE/TWIN ROOM:

12ft x 9ft 8", south facing uPVC double glazed fixed window and north facing uPVC double glazed window, curtains, radiator, ceiling light point, power points, TV point, fitted carpet.

TWIN ROOM:

17ft 10" x 5ft 11", two south facing uPVC double glazed windows, two radiators, ceiling light point, TV point, power points, fitted carpet.

EN SUITE:**SHOWER ROOM**

7ft 5" x 5ft 10", north facing uPVC double glazed window with window with blind, ceiling light point, matching white suite comprising WC, basin with mirror and shelf above, tiled shower cubicle, partial wall tiling, loft access, towel rail, vinyl flooring.

BEDROOM 5

14ft x 10ft maximum measurements, two south facing uPVC double glazed sash windows, curtains, ceiling light point, TV point, power points, radiator, fitted carpet.

EN SUITE**SHOWER ROOM**

5ft 8" x 5ft, south facing uPVC double glazed sash window with obscured glass, curtain and nets, ceiling light point, radiator, white suite, WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, vinyl flooring.

BEDROOM 6

21ft 9" x approximately 14ft into eaves, east facing picture window overlooking garden, curtains, ceiling light point, two wall light points, power points, TV point, storage cupboard under eaves, radiator, fitted carpet.

EN SUITE**BATHROOM**

6ft x 5ft 4", pebble mosaic flooring, extractor fan, fully tiled walls, white suite, bath with shower attachment, Saniflow WC, basin with shelf, mirror, light and shaver point above, ceiling light point, radiator.

EN SUITE

SHOWER ROOM
(Bedroom 6)

5ft 7" x 3ft 3", pebble mosaic flooring, extractor fan, fully tiled walls, ceiling light point, built in shower cubicle with glass sliding doors, ladder radiator.

OWNERS' ACCOMMODATION

LOUNGE

16ft 9" x 13ft 2", two south facing uPVC double glazed sash windows with window seats and one west facing uPVC double glazed sash window, curtains, ceiling light point, three wall light points, power points, two radiators, TV point, two telephone points, open brick fireplace with timber surround and mantle and tiled hearth, fitted carpet.

BEDROOM

15ft 6" x 11ft 7", west facing timber arched sash window with curtains and nets, two ceiling light points, TV point, power points, radiator, built in shelf, exposed natural stone, fitted carpet.

EN SUITE

SHOWER ROOM

11ft 10" maximum length into shower x 6ft 2", extractor fan, ceiling light point, WC, hand basin with tiled splash-back and mirror above, tiled shower cubicle with curtain, shelving, storage cupboard, towel rail, vinyl flooring.

KITCHEN/

DINING ROOM

L-Shaped, 15ft 10" x 8ft 8" and 14ft 9" x 12ft 8", two east facing velux windows, east facing part glazed timber door to garden with adjacent fixed timber window, west facing part glazed timber door to street, two ceiling light points, power points, fuses, base units, worktops and tall wall cabinet, one and a half sinks with drainer, Stoves gas range cooker with 8 rings, extractor hood with light, Miele dishwasher, fitted carpet.

GARDEN

Rear enclosed garden with access via timber doors from High Street with a short driveway and parking area for one vehicle. Accessed from both the residents' lounge and the kitchen/dining room. The garden is walled on all sides and benefits from prolonged sunshine. Lawn and flower borders, paths, gravelled area, shed, hose tap, and outside light. The oil tank and gas bottles are also placed in the garden. A German bunker has been adapted for storage purposes.

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 accept responsibility for any which may prove to be faulty after any sale.



Guest Dining Room



Guest Kitchen



Guest Lounge



Guest
Bedrooms





Owner's Kitchen



Rear Garden