

# Alderney Estate Agency

Martyn House, 41 Victoria Street, Alderney, Channel Islands GY9 3TA

Telephone: 01481 823110 or 823425 Fax 01481 822304

e-mail:alderneyestateagency@cwgsy.net web site : ww.alderneyestateagency.com

## NO. 2 NEWTOWN ROAD

### REDEVELOPMENT OPPORTUNITY



**Comprising:**

<b><u>Lower Ground Floor:</u></b>	<b>SITTING ROOM * DINING ROOM, KITCHEN * GARDEN</b>
<b><u>Upper Ground Floor:</u></b>	<b>ENTRANCE HALL * 2 BEDROOMS BATHROOM</b>
<b><u>First Floor:</u></b>	<b>BEDROOM (with En-Suite) UPPER SITTING ROOM</b>

Situated on Newtown Road on three floors with views to Braye Bay. The first phase of this development has been completed to a wind and water tight condition. There is now an opportunity for a discerning buyer to purchase at this stage and complete the development to their own specification.

**OFFERS AROUND £200,000.00 FREEHOLD**

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT

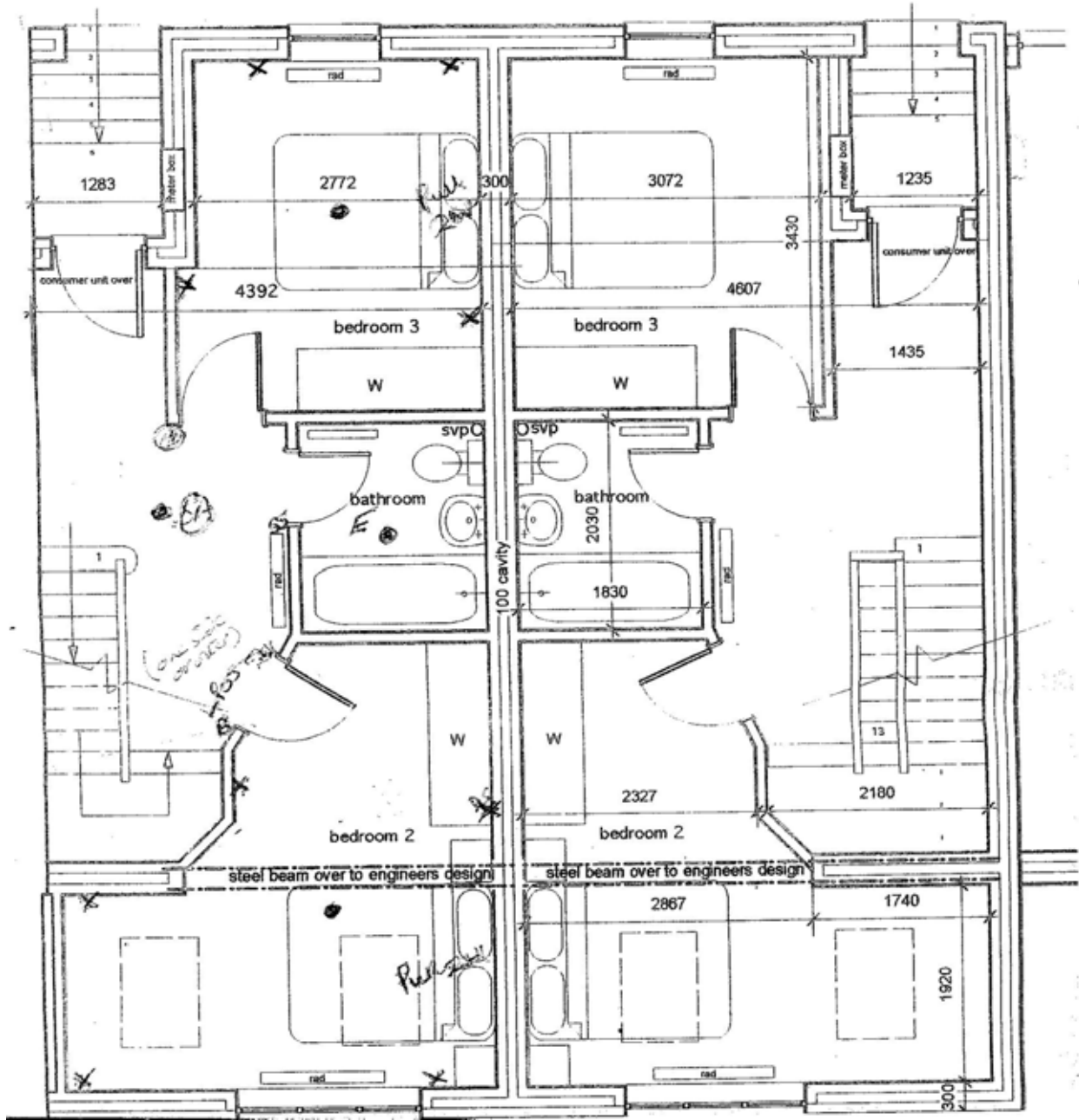
**ALDERNEY ESTATE AGENCY Ltd**  
*Alderney's oldest established and Premier Agency*



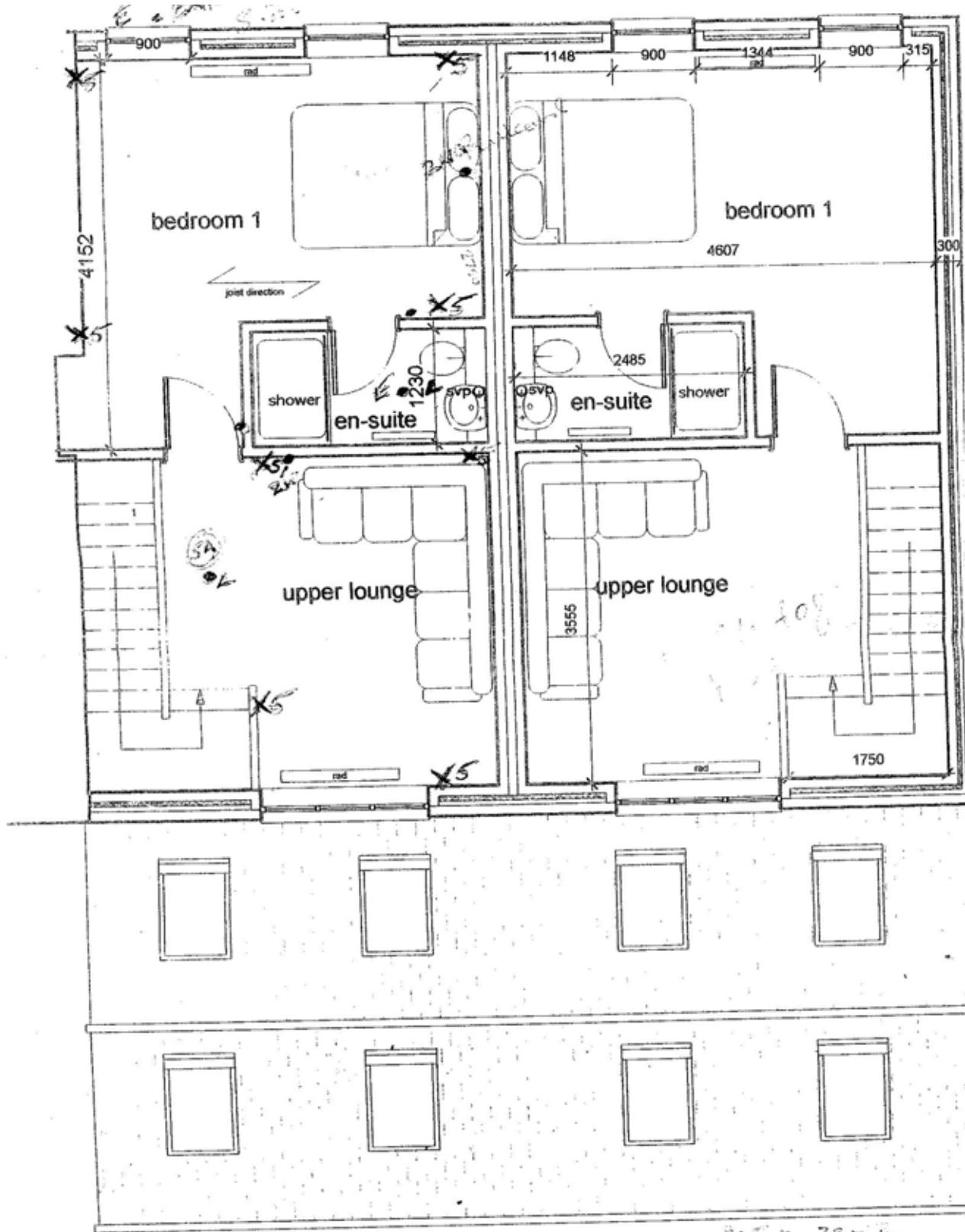
Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement.







**Proposed Layout Plan - Upper Ground Floor**



**Proposed Layout Plan -First Floor**

Site Plan

