

Alderney Estate Agency

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LA PIÈCE d'OEIL

8 ROUTE DE BRAYE



KITCHEN * GROUND FLOOR BEDROOM with En-Suite

SITTING ROOM * MASTER BEDROOM SUITE on Second Floor

REAR TERRACED GARDEN * OUTBUILDINGS

£390,000.00 FREEHOLD - NEW PRICE

This traditional Alderney town house is situated within easy walking distance of the harbour and main shopping area of the Norman town of St Anne. Completely refurbished, it has the benefit of new central heating, double glazing and rewiring. The spacious interior has been elegantly designed to incorporate many innovative features. Quality is evident in all the fixtures and fittings. The large kitchen/dining area includes a tiled floor, cooking range, stove and Shaker style cherry wood units. Secluded rear west facing yard and outbuildings with well stocked terraced gardens. Internal viewing is highly recommended.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT

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

KITCHEN

19ft x 15ft. Hardwood stable front door faces East. Two windows, one faces East with a Venetian blind and one faces west. uPVC double glazed door leads to rear garden. Fireplace with stone chimney breast and tiled hearth incorporating a Clearview multi fuel stove. Eight recessed ceiling spotlights in brushed steel. Radiator. T.V. point. Telephone point. Power points. Shaker Cherry wood base and wall cabinets. Worktops. Inset Carron Phoenix fibreglass double bowl sink unit and drainer with purpose built wooden chopping board. Rangemaster 110 dual fuel double oven and grill with six spider gas burners and many additional features - Neff extractor fan and light above. Panasonic microwave. Integral refrigerator and Neff dishwasher. Partial wall tiling. Ceramic tile flooring. Fuse boxes. Carpeted staircase to first floor.

BEDROOM 1

11ft 6" x 9ft 6". Window faces East with Venetian blind. Ceiling light point. Coving. Fitted double wardrobe. Radiator with decorative cover. Power points. Fitted carpet.

**En-Suite
Wet Room**

Fully tiled in bespoke Travertine tiles with a feature mosaic wall. Three recessed ceiling spotlights. Aqua Lisa power shower with glass screen. W.C. with slow-close seat. Modern wash hand-basin on oak plinth. Round wall mirror with inset LED lights.

FIRST FLOOR**LIVING ROOM**

30ft x 15ft. Three windows face East with Roman blinds and full length curtains and poles. Two windows face West with Roman blinds. Five wall light points with dimmers. Recessed ceiling spotlight above stairs. Coving. Stone fireplace and mantel with tiled hearth incorporating Clearview multi fuel stove. Three radiators with decorative covers. Power points. Two telephone points. T.V. point. Sky HD point. Laminate wood flooring. Carpeted staircase leads to:

SECOND FLOOR**MASTER BEDROOM
SUITE**

21ft 6" x 15ft 3". Two windows face East with Venetian blinds. Two windows face West. Eight recessed ceiling spotlights, one with extractor fan above stand alone crescent shaped bath set on large Travertine tiles. Separate chrome mixer tap and shower attachment. Four inset LED up-lighter lamps around bath. Two LCD wall reading lights above bed. Large wall-mounted flat screen LCD TV (HD ready). Two radiators. Power points. Laminate wood flooring. Sliding doors to:

Dressing Room

9ft 8" x 9ft 3". Window faces East with Venetian blind. Automated Reactalight Ceiling lamp. Fitted units for clothes and accessories. Radiator. Power points. Laminate flooring. Access to insulated loft.

**En-Suite
Shower Room**

8ft 6" x 5ft 9". Window faces West with obscured glass. Fully tiled in bespoke Travertine tiles with matching mirror surround inset with LCD lights. Rainforest walk-in Shower behind glass screen. Modern wash hand-basin set on oak plinth and W.C. with slow-close seat. Two recessed ceiling spotlights. Wooden shelving. Heated towel rail

Exterior

Rear Garden Secluded paved patio faces west. High stone walls. External lighting. Satellite dish. Ladder for fire escape.

Boiler Room Housing boiler for oil-fired central heating and Miele washing machine.

Storage Area Housing oil tank, Miele fridge/ freezer. Water tap.

Garden shed Steps lead up to a terraced garden with seating areas. Patio. Flower beds. Area laid to lawn. Mature shrubs and some hedging.

SERVICES: Electricity, Water, Gas Bottles

RATES:	TRP (Guernsey Cadastre)	£86.64 per annum
	Occupier's Rates (Alderney)	£167.20 per annum
	Water Rates:	£50.00 per month



Terraced 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 do not accept responsibility for any which may prove to be faulty after any sale.



Farmhouse Style Kitchen





Ground floor Bedroom
& En-Suite





First Floor Sitting Room





Second Floor Master Suite





Terraced Garden Aspects

