



SOLE  
AGENT

## Crossways

Longue Rue | St Saviours |

This detached chalet bungalow sits in a quiet area in the St Saviours lanes, just inland from west coast beaches with restaurants, kiosks and shops all within walking distance. Although habitable it is in need of major refurbishment and while the property offers spacious, well-proportioned rooms there is huge potential to rearrange the accommodation, reposition the roof for better sea views and to also extend if required. Crossways provides an amazing opportunity to create a wonderful family home in a prime location. Current accommodation comprises lounge, dining room, kitchen, four double bedrooms, utility room, bathroom and WC. To the rear of the property is a large, west facing garden completely laid to lawn aside from a patio area by the back door and a workshop/outbuilding. In addition to the single car garage, the tarmac driveway to the side provides parking for several vehicles.

**£850,000**

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS



# PHOTOS





PHOTOS



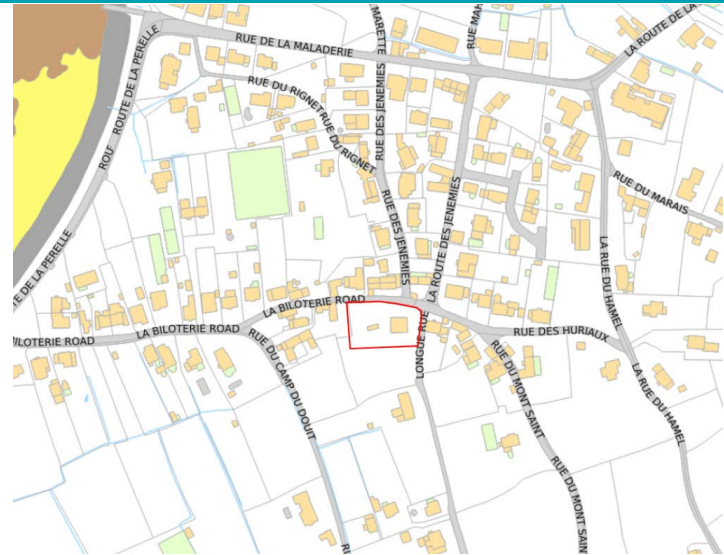


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

6.50m x 1.80m (21' 4" x 5' 11")

## Lounge

4.00m x 3.70m (13' 1" x 12' 2")

## Dining Room

4.00m x 3.70m (13' 1" x 12' 2")

## Kitchen

3.70m x 2.90m (12' 2" x 9' 6")

## Inner Hall

3.70m x 1.80m (12' 2" x 5' 11")

## Utility Room

1.9m x 1.7m (6' 3" x 5' 7")

## Bathroom

2.90m x 2.30m (9' 6" x 7' 7")

## WC

1.90m x 0.90m (6' 3" x 2' 11")

## Bedroom 1

4.00m x 3.70m (13' 1" x 12' 2")

## Bedroom 2

4.00m x 3.70m (13' 1" x 12' 2")

## First Floor Landing

1.70m x 1.25m (5' 7" x 4' 1")

## Bedroom 3

4.50m x 3.50m (14' 9" x 11' 6")

## Bedroom 4

4.60m x 3.60m (15' 1" x 11' 10")

## Garage

8.00m x 2.90m (26' 3" x 9' 6")

## Garden

To the rear of the property is a large, west facing garden completely laid to lawn aside from a patio area by the back door and a workshop/outbuilding.

## Parking

In addition to the single car garage, the tarmac driveway to the side provides parking for several vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- West-facing garden
- Quiet and desirable location
- Abundance of parking
- Huge potential
- uPVC double glazed

## SERVICES

Mains electricity and drainage. Cesspit drainage. Oil fired heating.

## APPLIANCES INCLUDED

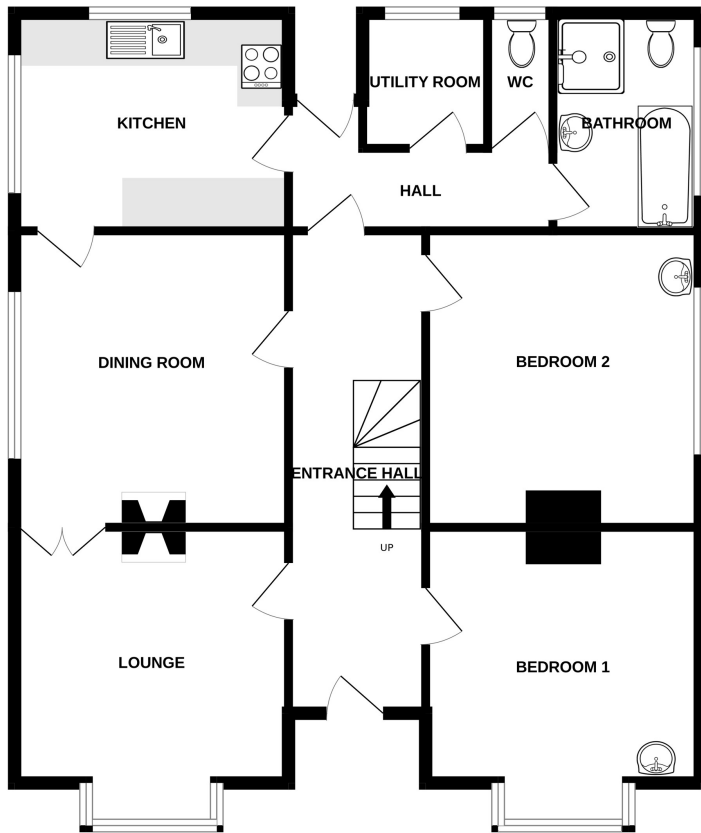
- Bosch oven
- Indesit hob
- Extractor fan
- Hoover dishwasher
- Indesit fridge

## SCHOOL CATCHMENT

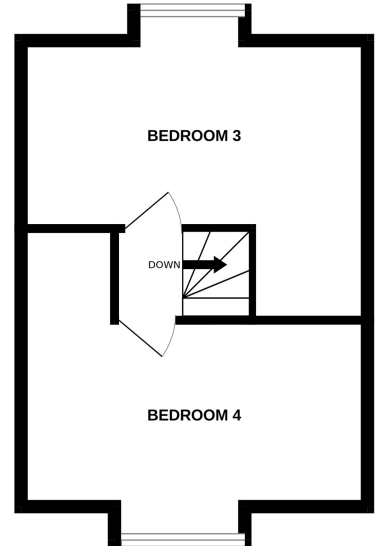
La Houquette Primary School and Les Beaucamps High School



GROUND FLOOR



1ST FLOOR



CROSSWAYS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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