

SOLE  
AGENT

## Newhaven

Rocque Poisson | St Pierre du Bois | Guernsey | GY79HW

This detached bungalow sits on a large plot in a highly desirable coastal location and boasts impressive views from the front rooms while also having beaches on the doorstep and the Rocquaine amenities within walking distance. This family home is habitable but is in need of modernisation and upgrading throughout.

Accommodation comprises large lounge/diner, kitchen, three bedrooms, a shower room and a utility area. The property benefits from a large garage/workshop which is connected to the house and has full power and lighting. This could be developed to form part of the main house or there is the potential to create a wing for a dependant relative. There are various other possibilities for development owing to the attic space and the size of the plot, although nothing has been investigated at this stage. The rear garden is private, predominantly laid to lawn, with a patio area and a detached greenhouse, which is in excellent condition. The gravel driveway to the front provides parking for a number of vehicles.

3 BEDROOMS

1 BATHROOM

1 RECEPTION

**£765,000**

Shields  
& Rutland



PHOTOS





PHOTOS



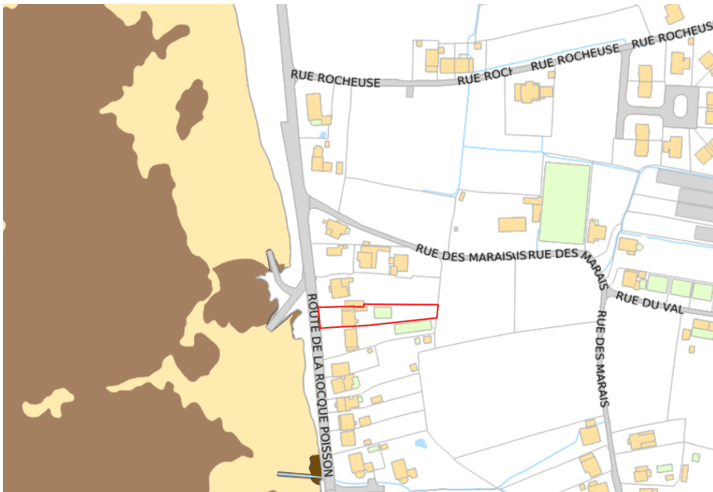


PHOTOS





# SPECIFICATIONS



### Entrance Hall

4.63m x 1.21m (15' 2" x 4' 0")

### Lounge

5.28m x 3.90m (17' 4" x 12' 10")

### Kitchen

3.69m x 3.51m (12' 1" x 11' 6")

### Utility/Porch

1.92m x 1.79m (6' 4" x 5' 10")

### Bedroom 1

3.59m x 3.17m (11' 9" x 10' 5")

### Bedroom 2

3.91m x 3.17m (12' 10" x 10' 5")

### Bedroom 3

2.73m x 2.30m (8' 11" x 7' 7")

### Shower Room

2.29m x 1.57m (7' 6" x 5' 2")

### Garage/Workshop

14.23m x 2.73m (46' 8" x 8' 11")

### Garden

The rear garden is private, predominantly laid to lawn, with a patio area and a detached greenhouse, which is in excellent condition.

### Parking

The gravel driveway to the front provides parking for a number of vehicles.

### PRICE INCLUDES

Curtains, carpets/flooring and light fittings

### SPECIAL FEATURES

- uPVC double glazed
- Greenhouse
- Garage/workshop
- incredible sea views
- Development potential

### SERVICES

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

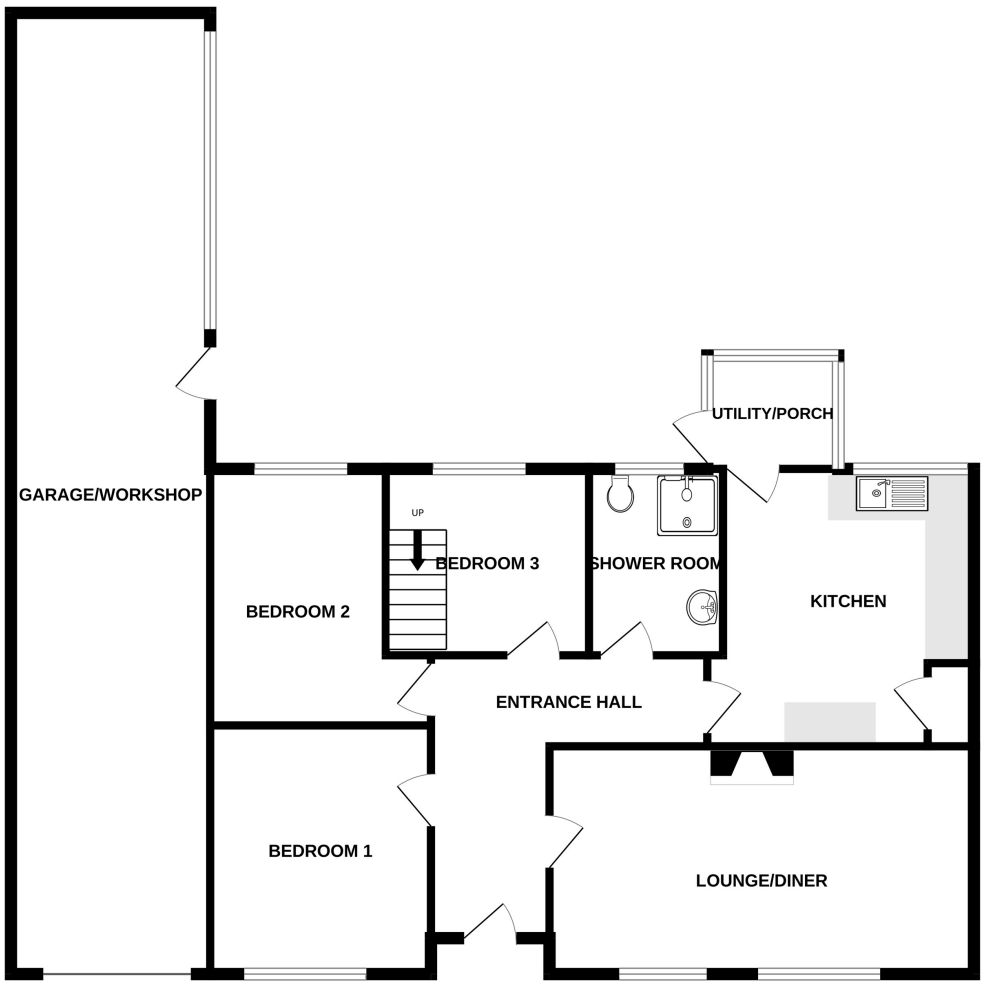
### APPLIANCES INCLUDED

- Hotpoint fridge
- Hotpoint hob
- Hotpoint double oven

### SCHOOL CATCHMENT

La Houquette Primary School and  
La Mare de Carteret High School

GROUND FLOOR



NEWHAVEN

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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