



SOLE
AGENT

8 The Lea

Les Nicolles | Forest |

This recently constructed maisonette is located in a quiet off road position in the Forest, surrounded by fields with the parish lanes on your doorstep and Petit Bot beach a short walk away. This modern property has been finished to the highest standard and offers light and spacious rooms throughout. The accommodation is reverse plan and set over two floors. The lower floor comprises an entrance hallway, cloakroom, utility cupboard and two double bedrooms with both benefitting from en-suite shower rooms. The entire top floor provides a stunning, large, open-plan living area which boasts an abundance of natural light and bi-folding doors which open to a Juliette balcony. Parking is provided by two allocated spaces. We highly recommend viewing this property to fully appreciate all it has to offer.

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

£595,000

ESTATE AGENTS & PROPERTY MANAGERS

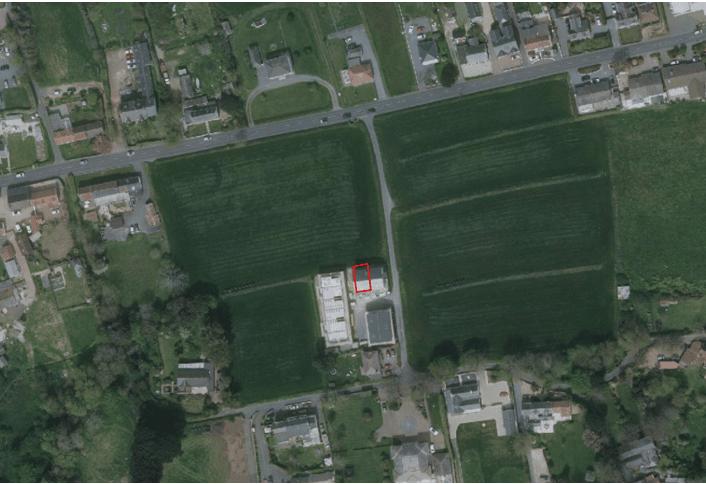
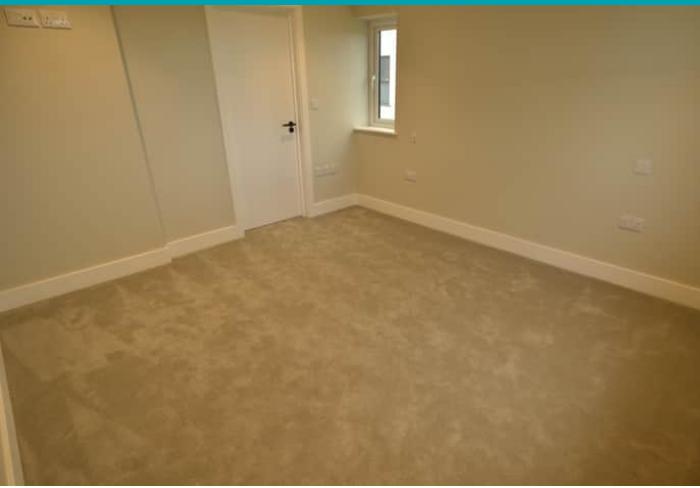
**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



SPECIFICATIONS

First Floor

Entrance Hallway

5.00m x 1.40m (16' 5" x 4' 7")

Bedroom 1

5.80m x 2.80m (19' 0" x 9' 2")

Ensuite

2.80m x 1.30m (9' 2" x 4' 3")

Bedroom 2

3.80m x 3.70m (12' 6" x 12' 2")

Ensuite

2.60m x 1.80m (8' 6" x 5' 11")

WC

2.40m x 1.10m (7' 10" x 3' 7")

Second Floor

Kitchen/Lounge/Diner

7.10m x 5.40m (23' 4" x 17' 9")

Storage Cupboard

3.20m x 1.00m (10' 6" x 3' 3")

Parking

There are two allocated parking spaces.

PRICE INCLUDES

Flooring and lights as fitted

SPECIAL FEATURES

- New build
- Two allocated spaces
- Quiet location
- Light and spacious

SERVICES

Main drain, water and electricity.

APPLIANCES INCLUDED

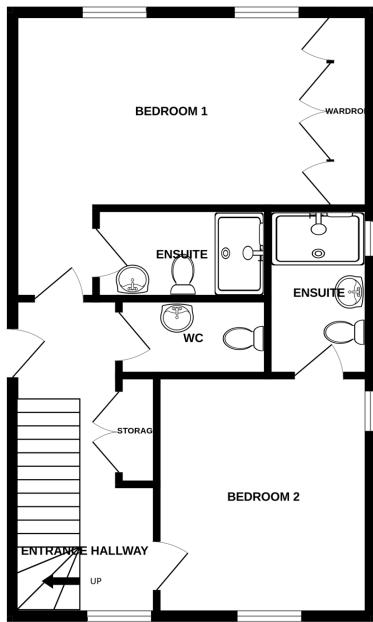
- Hotpoint washing machine
- Hotpoint tumble dryer
- Hotpoint oven, hob and extractor fan
- Hotpoint fridge/freezer

SCHOOL CATCHMENT

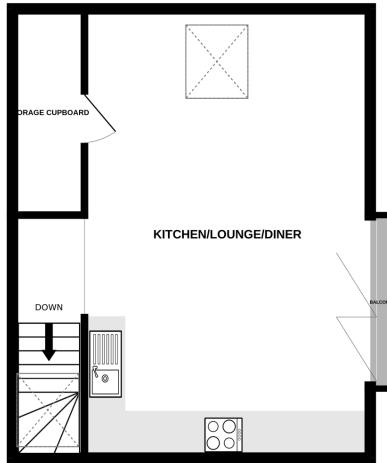
- Les Beaucamp High School

FLOORPLAN

FIRST FLOOR



SECOND FLOOR



8 THE LEA

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.
Made with Metropix ©2026

T 01481 714445
E info@shieldsandrutland.gg

Shields & Rutland, 31 Glategny Esplanade, St Peter Port,
Channel Island, GY1 1WR

shieldsandrutland.gg

Shields
& Rutland

OPENING DOORS SINCE 1993