

**SOLE  
AGENT****Flat 1, 5 Sausmarez Street****St Peter Port |**

This spacious, ground floor flat has been recently upgraded by the current owners and is presented to the market in excellent condition. The property is located in central St Peter Port with Candie Gardens, Beau Sejour and the town centre all a few minutes walk away. Accommodation comprises open plan lounge/kitchen/diner, two bedrooms, a shower room and a WC. To the rear is a large, walled courtyard garden belonging solely to the property and benefitting from direct access off the living area. There is good on street parking in the area and the residents of Sausmarez Street can obtain a permit which allows them to park for longer periods in the disc zones of the neighbouring streets.

**£395,000****2 BEDROOMS****1 BATHROOM****1 RECEPTION**

PHOTOS

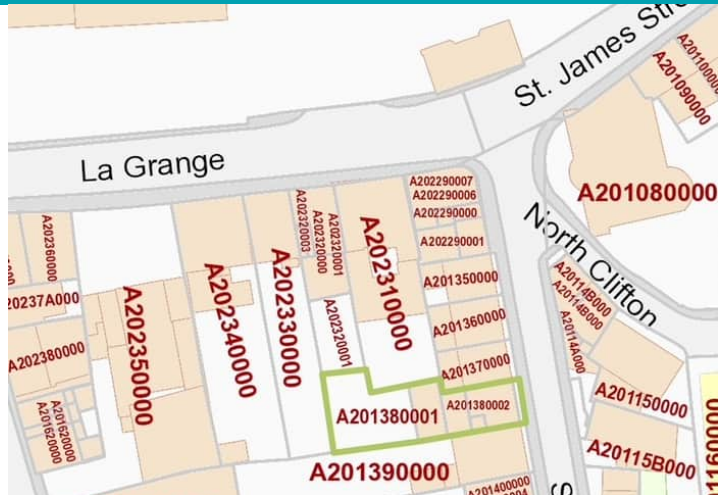








# SPECIFICATIONS



## Entrance Hall

6.18m x 1.76m (20' 3" x 5' 9")

## Kitchen Area

4.58m x 2.42m (15' 0" x 7' 11")

## Lounge/Diner

4.508m x 4.09m (14' 9" x 13' 5")

## Bedroom 1

4m x 2.52m (13' 1" x 8' 3")

## Bedroom 2

4m x 2.6m (13' 1" x 8' 6")

## Shower Room

2.44m x 1.94m (8' 0" x 6' 4")

## WC

2.2m x 0.93m (7' 3" x 3' 1")

## Garden

To the rear is a large, walled courtyard garden belonging solely to the property and benefitting from direct access off the living area.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Private garden
- Ground floor
- Recently upgraded
- Fitted wardrobes

## SERVICES

Mains drain, water and electricity.  
Double glazing.

## APPLIANCES INCLUDED

Integrated fridge/freezer

Hotpoint hob

New World double oven

Bosch dishwasher

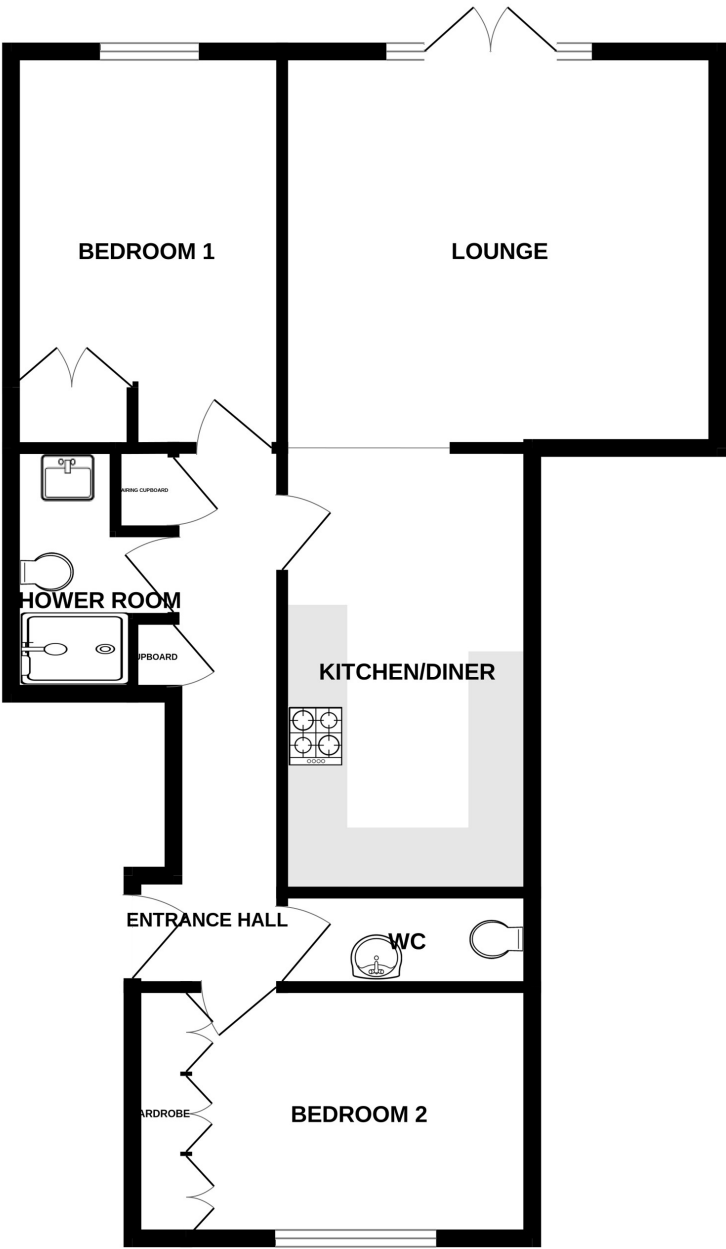
## SCHOOL CATCHMENT

Vauvert Primary School

Les Varendes High School



GROUND FLOOR



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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