

SOLE
AGENT

7 Westbourne Crescent

Dalgairns Road | St Peter Port | GY11XH

This semi-detached property is offered to the market in need of upgrading throughout and offers huge potential to create a wonderful family home. Number 7 is located in a quiet one-way road in St Peter Port and is within comfortable walking distance of Candie Gardens, Beau Sejour, the Town centre and many other amenities. Accommodation comprises lounge, dining room, kitchen, two double bedrooms, a bathroom and a utility room. There is the possibility, if required, to adjust the layout and create a third bedroom. To the rear of the property is a large garden, split over two tiers. There is good on street parking in the area.

£440,000

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Shields
& Rutland

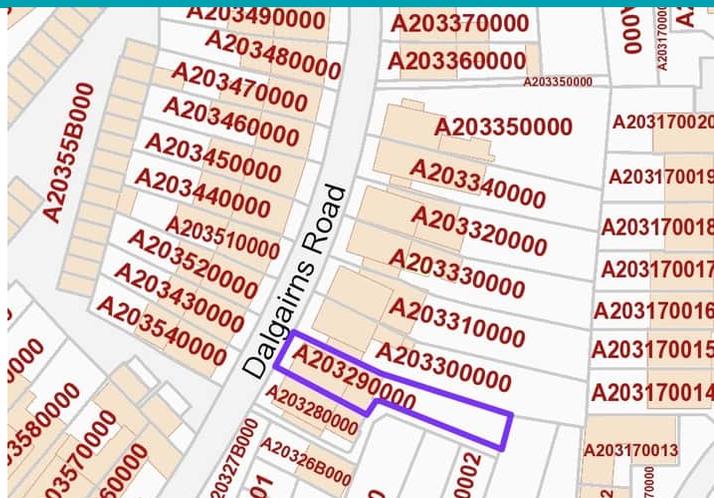
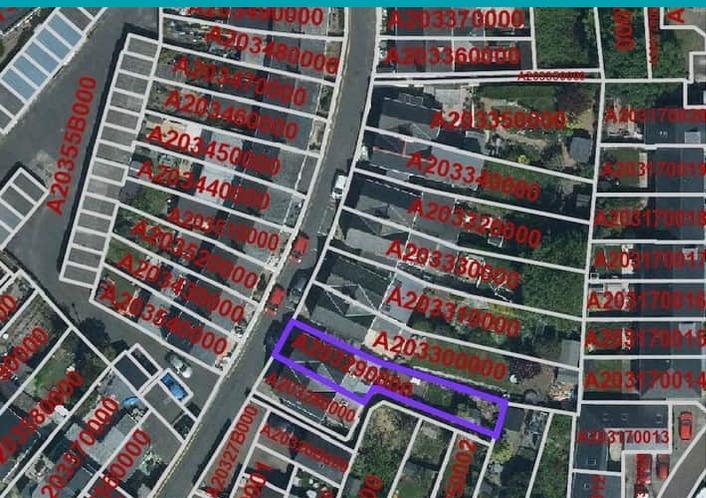
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

4.7m x 1.05m (15' 5" x 3' 5")

Entrance Hall

0.99m x 1.00m (3' 3" x 3' 3")

Lounge

3.97m x 3.89m (13' 0" x 12' 9")

Dining Room

3.96m x 2.96m (13' 0" x 9' 9")

Kitchen

3.53m x 3.3m (11' 7" x 10' 10")

Utility Room

1.94m x 1.40m (6' 4" x 4' 7")

Bathroom

2.04m x 1.79m (6' 8" x 5' 10")

First Floor Landing

1.00m x 1.00m (3' 3" x 3' 3")

Bedroom 1

3.96m x 2.96m (13' 0" x 9' 9")

Bedroom 2

3.97m x 2.95m (13' 0" x 9' 8")

Garden

To the rear of the property is a large, tiered garden mainly laid to lawn with mature borders and shrubs.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- In need of upgrading
- Opportunity to rearrange the layout
- Large garden
- Original features

SERVICES

- Mains drains
- Mains water
- Mains electricity

APPLIANCES INCLUDED

To be agreed at sale

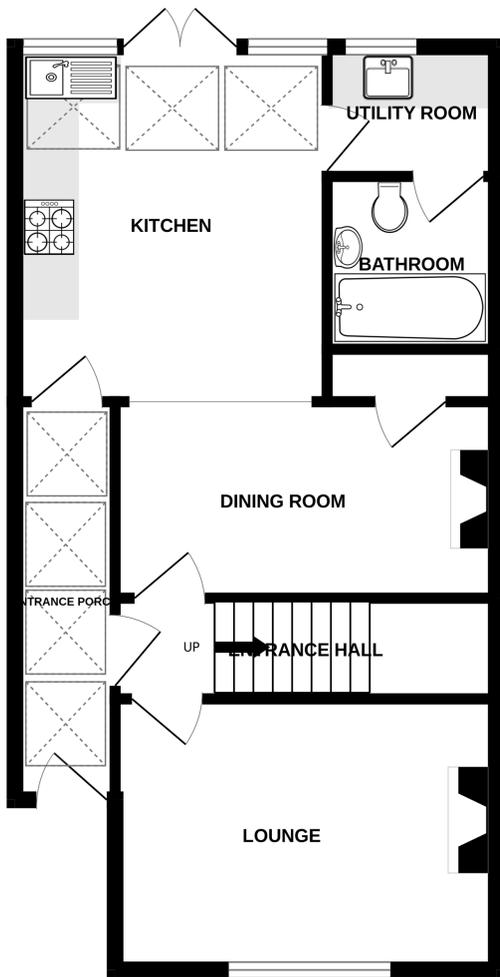
SCHOOL CATCHMENT

Vauvert Primary School

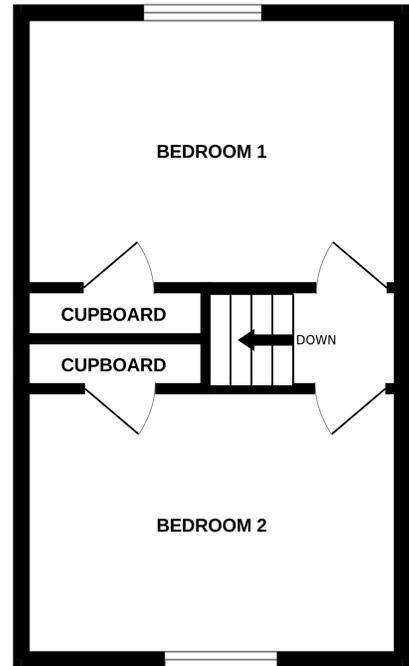
Les Varendes high School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



7 WESTBOURNE CRESCENT

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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OPENING DOORS SINCE 1993