



## Seabreeze

Rocque Poisson | St Pierre du Bois

This detached cottage is located in a highly desirable coastal spot. In need of renovation the property has huge potential and could be extended to take full advantage of the sea views. Accommodation comprises lounge, kitchen/breakfast room, two bedrooms, two attic rooms, a bathroom and a WC. There is small workshop to the rear. The large garden is completely laid to lawn with mature borders. Although there is no parking provided, the front drive could facilitate a couple of cars providing the relevant permissions were granted.

**£350,000**

2 BEDROOMS

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1 BATHROOM

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0 RECEPTIONS

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Shields  
& Rutland

# PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Hall

14' 1" x 4' 2" (4.29m x 1.27m)

## Lounge

13' 7" x 8' 9" (4.14m x 2.67m)

## Bedroom 1

13' 10" x 11' 3" (4.22m x 3.43m)

## Inner Hall

11' 9" x 3' 5" (3.58m x 1.04m)

## Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m)

## Bathroom

11' 1" x 5' 8" (3.38m x 1.73m)

## Attic Room 1

13' 6" x 9' 4" (4.11m x 2.84m)

## Attic Room 2

10' 5" x 10' (3.18m x 3.05m)

## WC

5' 9" x 4' 6" (1.75m x 1.37m)

## Exterior Front

A gravel drive with mature bushes as borders. Steps down from the road onto a pathway. Access to the side and rear of the property. Potential to create parking subject to planning permission.

## Exterior Rear

A large lawned garden with mature

borders. A small block built shed/workshop.

## Outbuilding

11' x 8' (3.35m x 2.44m)

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Part double glazed
- Part single glazed wood windows

## SERVICES

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

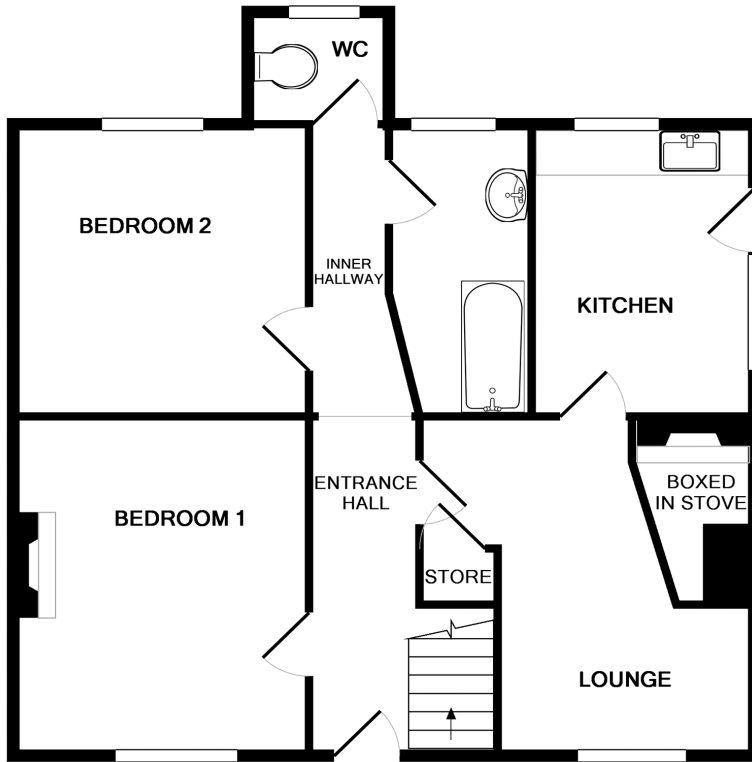
## APPLIANCES INCLUDED

- No appliances are being left

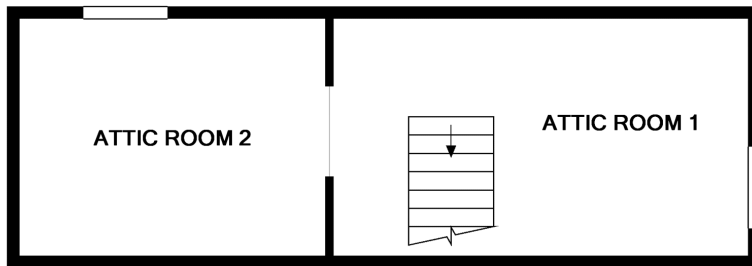
## SCHOOL CATCHMENT

- La Houquette Primary School
- Mare de Carteret High School

# FLOORPLAN



GROUND FLOOR



1ST FLOOR

## SEA BREEZE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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