SOLE  
AGENT

## Pasadena

Rue Des Marettes | St Martin

This end terrace cottage is presented to the market in need of total renovation, however it presents a wonderful opportunity to potentially divide into two units. Pasadena is located in a highly desirable area of St Martin with both the centre of the village and the cliffs a short walk away. Accommodation comprises lounge, kitchen/diner, four bedrooms, a bathroom and a home office/ex-shop/hobby room. To the rear of the property is a south-west facing garden predominantly laid to lawn with mature borders. A front drive provides parking for a number of vehicles.

**£495,000**

4 BEDROOMS

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1 BATHROOM

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2 RECEPTIONS

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Shields  
& Rutland

PHOTOS



PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

4' 2" x 3' 1" (1.28m x 0.95m)

## Lounge

16' 5" x 9' 10" (5.00m x 3.00m)

## Rear Hallway

10' 11" x 5' 2" (3.32m x 1.58m)

## Bedroom 1

16' 5" x 9' 10" (5.00m x 3.00m)

## Bedroom 2

10' 6" x 8' 10" (3.20m x 2.70m)

## Bathroom

8' 7" x 5' 3" (2.62m x 1.59m)

## First floor landing

5' 3" x 3' 2" (1.60m x 0.97m)

## Bedroom 3

9' 10" x 11' 5" (2.99m x 3.47m)

## Bedroom 4

10' 3" x 11' 4" (3.13m x 3.46m)

## Kitchen/diner

22' 2" x 9' 4" (6.75m x 2.85m)

## Home office/ex-shop

23' 7" x 10' 10" (7.18m x 3.30m)

## Garden

To the rear of the property is a south-west facing garden predominantly laid to lawn with mature borders.

## Parking

A driveway to the front of the property provides parking for a number of vehicles.

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Potential to develop
- Desirable location
- South-west facing garden

## SERVICES

Cesspit drainage, water and electricity.

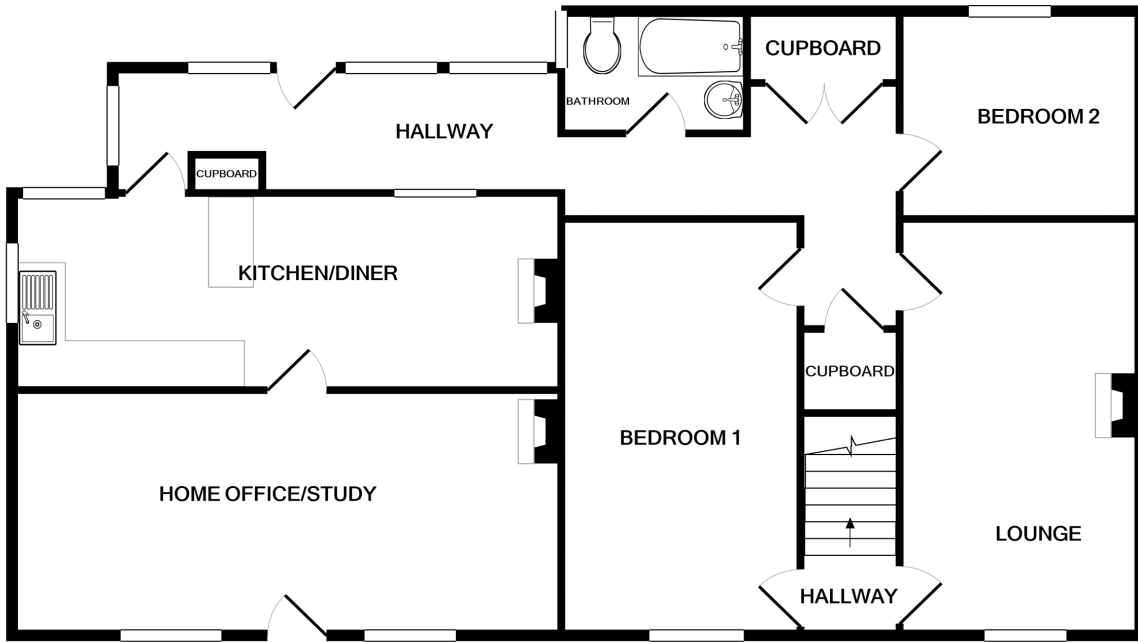
## APPLIANCES INCLUDED

- To be agreed at sale

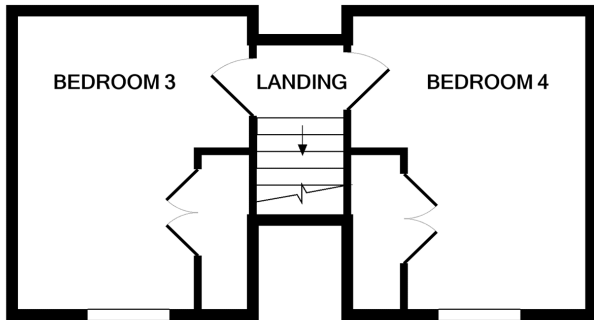
## SCHOOL CATCHMENT

- St Martin Primary
- Les Beaucampes High School

# FLOORPLAN



GROUND FLOOR



1ST FLOOR

## PASADENA

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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