



## Flat 3 Beaufort House

Les Canichers | St Peter Port

This spacious maisonette is set over the top two floors of a listed townhouse located in a desirable area of St Peter Port with the town centre a short walk away. The property benefits from a small balcony which can accommodate a couple of chairs. There are also beautiful sea views where Herm, the harbour and Castle Cornet can all be seen. Accommodation comprises lounge, a large kitchen/diner, three bedrooms and a bathroom. There is an abundance of on-street parking in the area and the Salerie car park nearby.

**£310,000**

3 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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Shields  
& Rutland

# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

16' x 3' 2" (4.87m x 0.97m)

## First Floor Hallway

20' x 3' 3" (6.10m x 1.00m)

## Lounge

14' x 13' 2" (4.27m x 4.02m)

## Kitchen/diner

13' 1" x 13' 1" (4.00m x 4.00m)

## Bathroom

8' 10" x 6' 2" (2.70m x 1.88m)

## Second Floor Landing

8' 6" x 3' 5" (2.60m x 1.05m)

## Bedroom 1

15' x 9' (4.58m x 2.75m)

## Bedroom 2

11' x 8' (3.35m x 2.45m)

## Bedroom 3

10' x 8' (3.05m x 2.45m)

## PRICE INCLUDES

- Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Sea and island views
- Balcony
- New roof
- Air conditioning

## SERVICES

Mains electricity, water and drainage.

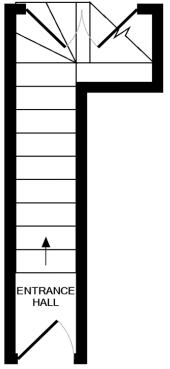
## APPLIANCES INCLUDED

- Newhome double oven and hob
- Extractor fan
- LG fridge/freezer
- Hotpoint dishwasher
- LG washing machine

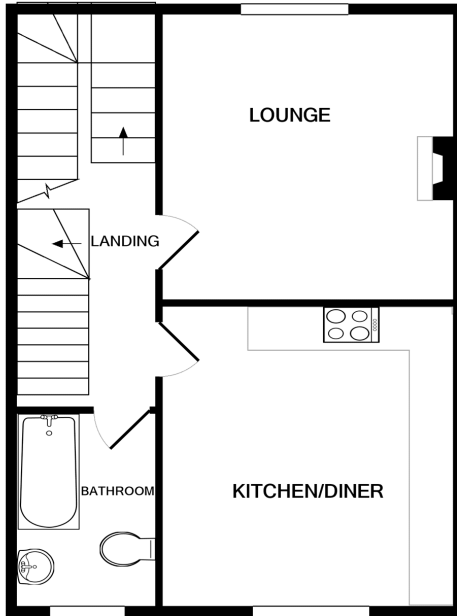
## SCHOOL CATCHMENT

- Amherst Primary School
- St Sampson High School

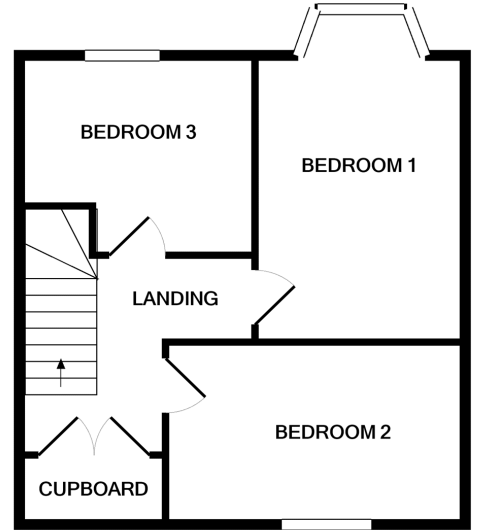
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## FLAT 3 BEAUFORT HOUSE

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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