



Highlands

Grand Fort Road | St Sampson

Highlands is presented to the market in need of modernisation but has the potential to become a wonderful, spacious family home. This detached property sits central on a large plot and is conveniently located with shops, restaurants and beaches nearby. Accommodation comprises lounge, kitchen/diner, three bedrooms (although a fourth could easily be created), a shower room and a WC. The property has both front and rear gardens which are predominantly laid to lawn with small patio areas. A tarmac drive provides parking for at least four cars and there is also a block built double garage. The garage benefits from planning permission to convert into a one bedroom unit.

£715,000

3 BEDROOMS

1 BATHROOM

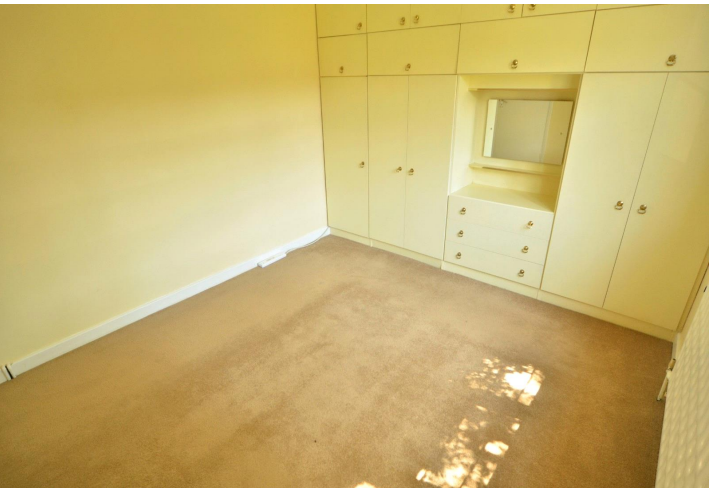
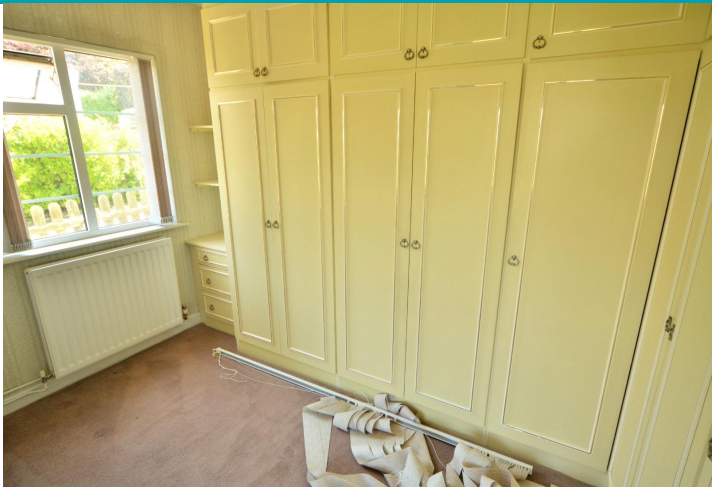
1 RECEPTION

**Shields
& Rutland**

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hallway

25' 9" x 8' 7" (7.86m x 2.62m)

Lounge

16' x 12' (4.88m x 3.66m)

Kitchen

12' 11" x 10' 6" (3.93m x 3.20m)

Rear Porch

4' 7" x 4' 3" (1.39m x 1.30m)

Master Bedroom

11' 11" x 12' (3.64m x 3.67m)

Dressing Room

12' x 7' 1" (3.65m x 2.15m)

Bedroom 2

10' x 11' 7" (3.06m x 3.52m)

Bedroom 3

12' x 9' (3.67m x 2.74m)

Shower Room

5' 7" x 5' 6" (1.70m x 1.67m)

WC

6' 2" x 6' (1.87m x 1.84m)

Gardens

The property benefits from both front and rear gardens which are predominantly laid to lawn with small patio areas.

Parking

A tarmac drive provides parking for at least four cars and there is also a block built double garage.

Double Garage

The garage has full power and lightning and benefits from planning permission to convert into a one bedroom unit.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- uPVC double glazing
- Potential to develop
- Elevated from the road

SERVICES

Mains electric and drainage. Oil fired central heating.

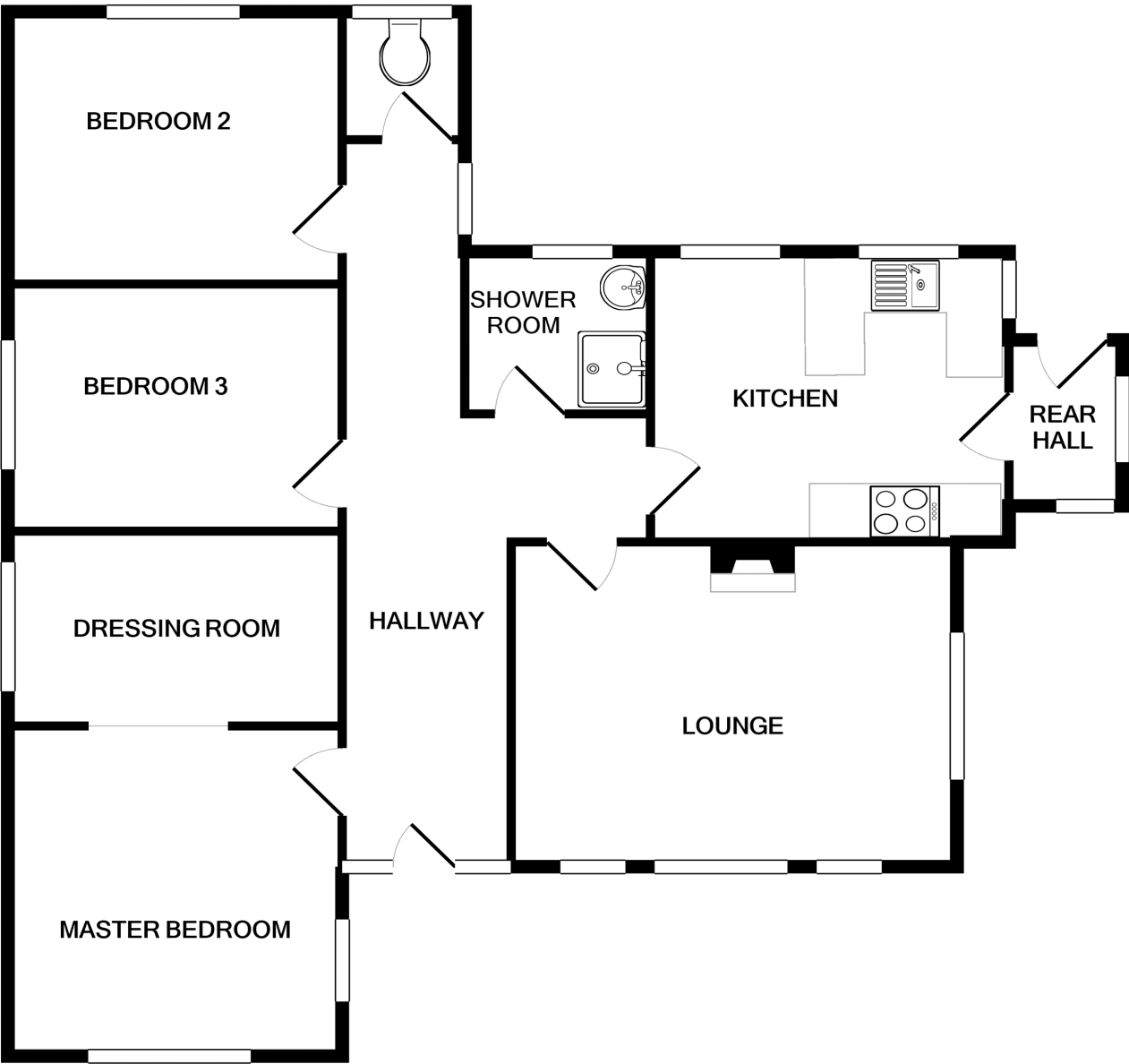
APPLIANCES INCLUDED

- Hotpoint double oven
- Hotpoint fridge/freezer
- Meling washing machine

SCHOOL CATCHMENT

- Hautes Capelles Primary School
- St Sampsons High School

FLOORPLAN



HIGHLANDS

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
Made with Metropix ©2021