



# Newhaven

Route De La Rocque Poisson, St. Pierre Du Bois GY7 9HW

## £845,000

LOCAL MARKET

JOINT AGENT

This detached bungalow occupies a generous plot in a highly sought-after coastal location, offering stunning front-facing views and Rocquaine's amenities just moments from your door.

Presented to the market as a superb opportunity for modernisation and upgrading – Newhaven is ideal for buyers wanting to put their own stamp on a home. Inside, the accommodation includes a spacious lounge/diner, separate kitchen, and three bedrooms serviced by a shower room and utility area. A real highlight of the property is the large garage/workshop with full power and lighting, providing excellent storage space.

Externally, Newhaven boasts an extensive rear garden providing a great space for outdoor entertainment and a large greenhouse. To the front of the property, access is into a gravel driveway providing ample parking for numerous vehicles.

School catchment: La Houquette Primary School / Les Beaucamps

### Key facts



- Highly sought-after coastal location
- Large garden
- Parking for multiple vehicles
- Garage/Workshop
- Modernisation Opportunity

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



 **cooper  
brouard**  
GUERNSEY'S ESTATE AGENT











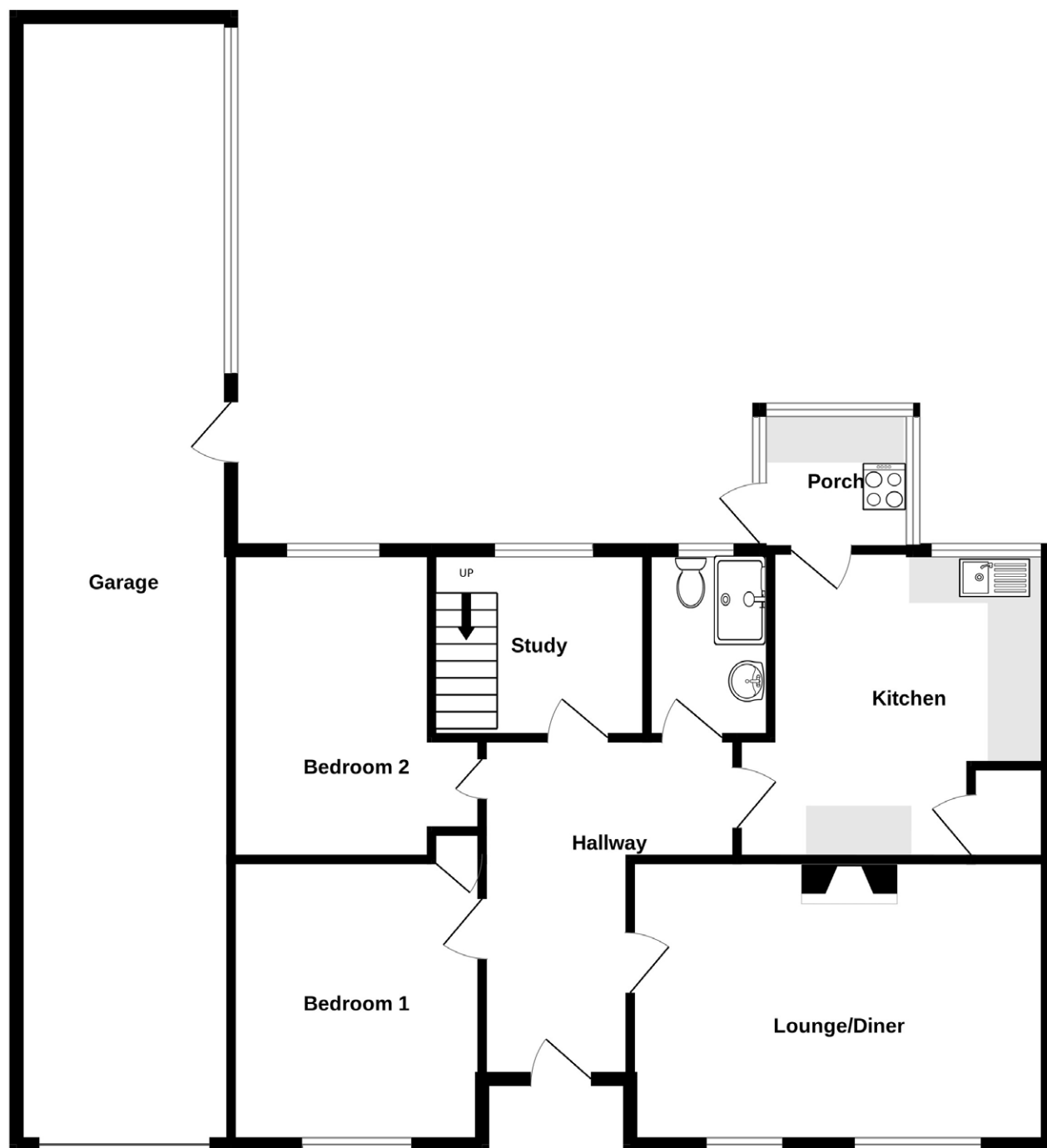








## Floorplan



## Entrance Hall

15' 3" x 4' 0 (4.6m x 1.2m)

## Lounge

17' 4 x 12' 11 (5.3m x 4.0m)

## Kitchen

12' 0 x 11' 6 (3.7m x 3.5m)

## Utility/Porch

6' 4 x 5' 9 (1.9m x 1.8m)

## APPLIANCES

- Hotpoint fridge
- Hotpoint oven and grill with hob

## Bedroom 1

11' 10 x 10' 5 (3.6m x 3.2m)

## Bedroom 2

12' 10 x 10' 5 (4.0m x 3.2m)

## Study

8' 11 x 7' 9 (2.7m x 2.4m)

## Shower Room

7' 5 x 5' 2 (2.3m x 1.6m)

## Garage/Workshop

46' 9 x 8' 11 (14.3m x 2.7m)

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

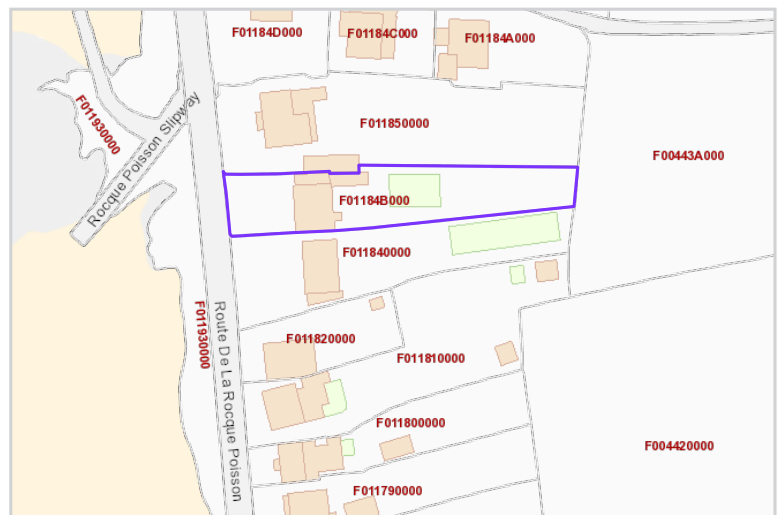
**Services:** Mains electricity and water, cesspit drainage, oil central heating, uPVC double glazing.

**Finding the property:** With L'Erée Beach on your right, drive along Route De La Rocque Poisson. After passing Rocque Poisson Slipway on your right, the property is the second house on the left and is accessed via a gravel driveway.

**Perry's ref:** SPI 20B2

**what3words:** surround.collectives.magnitudes

**TRP:** 284



Mapping / Aerial Photography Copyright © States of Guernsey 2025

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah