



Battersea

Rue De La Saline, Castel GY5 7XF

£1,245,000

LOCAL MARKET

JOINT AGENT

Located on Guernsey's sought-after west coast, Battersea enjoys uninterrupted sea views over Grandes Rocques towards Cobo.

Beautifully extended and modernised by the current owners, it offers a rare opportunity to acquire a stylish family home in an enviable coastal setting. Internally, the property features a stunning Pavillion kitchen, new utility room, bespoke blinds, and updated flooring throughout. The recent extension includes underfloor heating, and a new porch creates a welcoming entrance.

Outside, a newly laid driveway provides ample parking, while the gardens offer generous space for outdoor living and entertaining, making the most of the sea air and sunsets.

Blending traditional charm with modern comfort, and set directly opposite the coastline, this is an ideal home for those seeking beachside living.

Key facts



- Superb, detached chalet bungalow
- Prime west coast location
- Bright and airy accommodation
- Extensively upgraded
- Ample parking and single garage

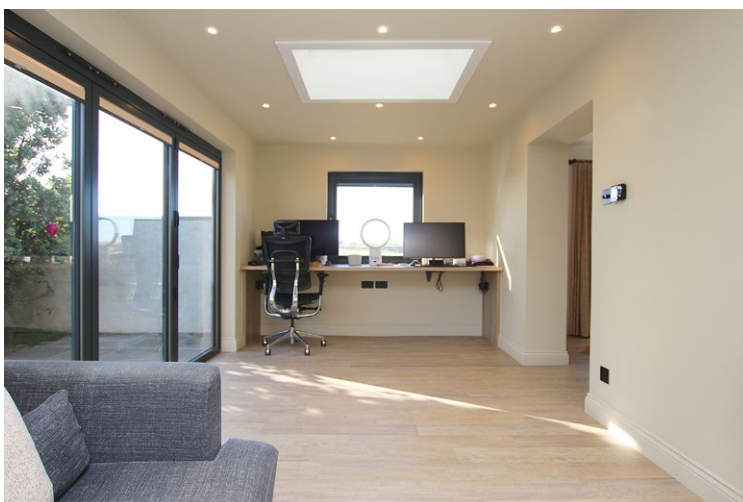
School catchment: La Mare de Carteret Primary / St. Sampson's High School

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GUERNSEY'S ESTATE AGENT









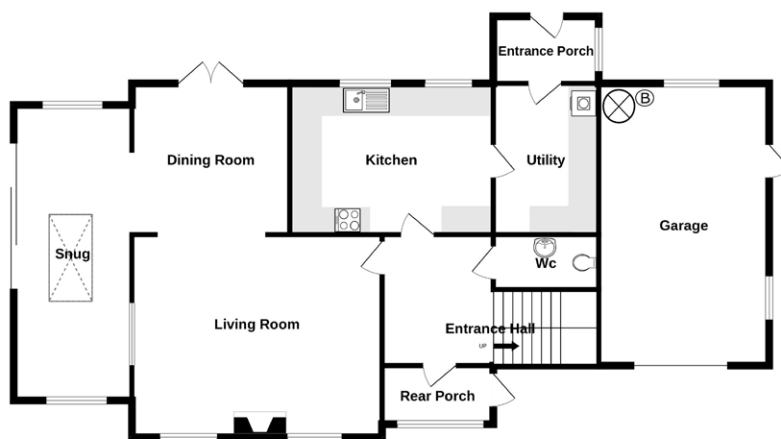




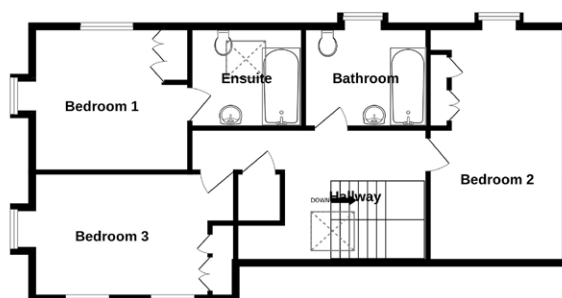


Floorplan

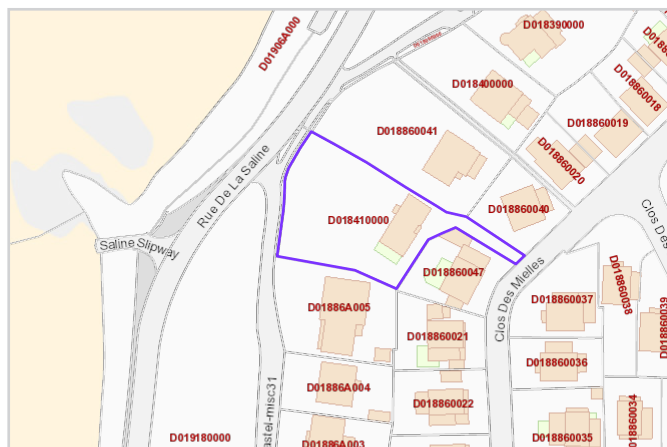
GROUND FLOOR



1ST FLOOR



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Rear porch

7' x 6' (2.1m x 1.8m)

Entrance hall

14'1 x 10'3 (4.3m x 3.1m)

Kitchen

15'6 x 9' (4.7m x 2.7m)

APPLIANCES

- Samsung oven
- Samsung combi oven
- Neff hob
- Samsung dishwasher

Utility

15'6 x 9' (4.7m x 2.7m)

APPLIANCES

- Samsung washing machine
- Samsung tumble dryer
- Samsung American fridge freezer

Entrance porch

7' x 6' (2.1m x 1.8m)

Living room

18' x 15' (5.5m x 4.6m)

Dining room

12' x 9' (3.7m x 2.7m)

Snug/Office

22'2 x 9'3 (6.7m x 2.8m)

Garage

20'11 x 11'2 (6.4m x 3.4m)

FIRST FLOOR

Landing

Bedroom 1

12' x 12' (3.7m x 3.7m)

En suite bathroom

8'2 x 6'7 (2.5m x 2m)

Bedroom 2

17' x 11' (5.2m x 3.4m)

Bedroom 3

14' x 10'7 (4.3m x 3.3m)

Bathroom

8'3 x 6'7 (2.5m x 2m)

EXTERIOR

The property is approached off the coast road over a gravelled drive where there is ample parking. The front garden is laid to lawn. To the side is an enclosed patio area which leads on to the small back garden and garage which is accessed off the private close road behind.

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

Services: Mains electricity and water, main drainage, oil fired central heating, underfloor heating in snug, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM



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