



# Bella Vista

Les Banques, St Sampson, GY2 4AL

£859,000

LOCAL MARKET

JOINT AGENT

Bella Vista is a substantial detached family home enjoying views towards the neighbouring islands and conveniently positioned close to the amenities of The Bridge, Admiral Park and Town.

The property is well maintained throughout and offers flexible accommodation comprising up to five bedrooms, with the fifth bedroom easily adaptable as an additional ground floor reception room if required. The home is serviced by a family bathroom, an en-suite to the main bedroom and a separate WC. A generous kitchen-diner and a lounge complete the internal layout.

Externally, the property benefits from a driveway leading to ample parking, low-maintenance gardens to the fore and rear and a useful wooden workshop.

A well-proportioned home, ideally suited to growing families.

School catchment: Vale Primary School / St Sampsons High School

## Key facts



- Substantial detached family home
- Offering up to 5 bedrooms
- Low maintenance gardens
- Ample parking for multiple vehicles and large workshop
- Convenient location with wonderful views

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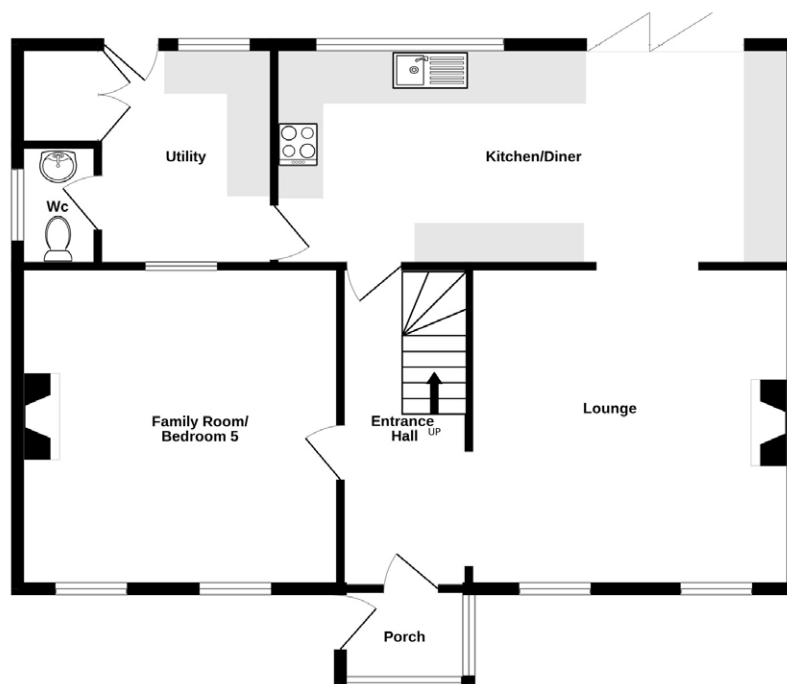




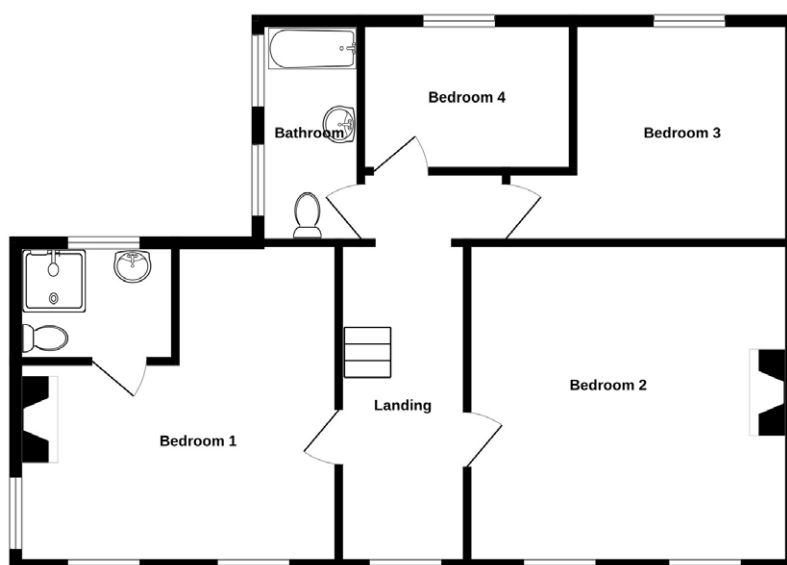


## Floorplan

GROUND FLOOR



1ST FLOOR





## GROUND FLOOR

### Porch

5'10 x 4'4 (1.8m x 1.3m)

### Entrance hall

14'10 x 5'10 (4.6m x 1.8m)

### Lounge

14'10 x 14'10 (4.6m x 4.6m)

### Family room / bedroom 5

14'10 x 14'10 (4.6m x 4.6m)

### Kitchen/diner

23'11 x 10'3 (7.3m x 3.1m)

#### APPLIANCES

- 2 integrated fridge/freezers
- Beko dishwasher
- Rangemaster oven and hob
- Rangemaster extractor fan

### Utility

10'4 x 8'3 (3.2m x 2.5m)

#### APPLIANCES

- Zanussi washing machine
- Candy tumble dryer

### WC

5'10 x 2'6 (1.8m x 0.8m)

## FIRST FLOOR

### Landing

15'2 x 6'1 (4.6m x 1.9m)

### Bedroom 1

14'10 x 14'6 (4.6m x 4.5m)

### En-suite

7'10 x 4'11 (2.4m x 1.5m)

### Bedroom 2

15'1 x 15'1 (4.6m x 4.6m)

### Inner hall

6'6 x 3'2 (2m x 1m)

### Bathroom

10'11 x 4'11 (3.4m x 1.5m)

### Bedroom 3

13'5 x 11'2 (4.1m x 3.4m)

### Bedroom 4

9'10 x 7'7 (3m x 2.3m)

## EXTERIOR

The fore garden is laid to patio and gravel. To the rear of the property is a paved and decked area accessed from the back of the property. There is a brick paved parking area providing space for multiple vehicles as well as housing a large wooden workshop. Bella Vista has ownership of the driveway.

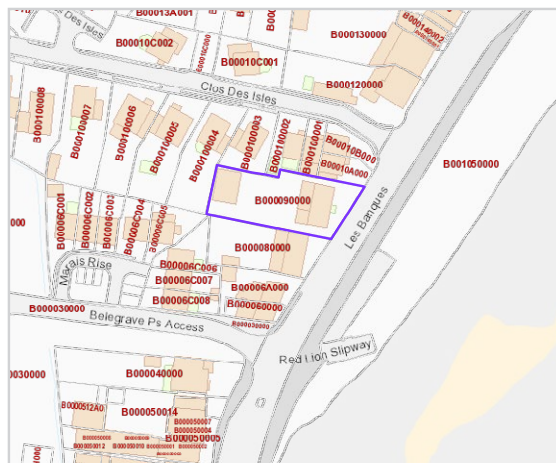
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

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

**Perry's ref:** 17 G1

**what3words:** empires.applied.formal

**TRP:** 275



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