



5, Sous Le Soleil

£2,200pm

First Floor Apartment, Goldcrest, Route De Portinfer, Vale, GY6 8HL

LOCAL MARKET RENTAL

SOLE AGENT

A smartly presented first-floor apartment offering sea views and spacious accommodation arranged over two floors, conveniently situated on a private clos within walking distance of Port Soif.

This attractive home features two well-proportioned double bedrooms, with the lounge situated on the second floor providing comfortable and versatile living space, further enhanced by the benefit of its own private external staircase access.

Key facts



- Within walking distance of Port Soif
- Two double bedrooms
- Private garden
- Allocated parking for one car
- Regret no smokers, sharers or pets
- Available immediately

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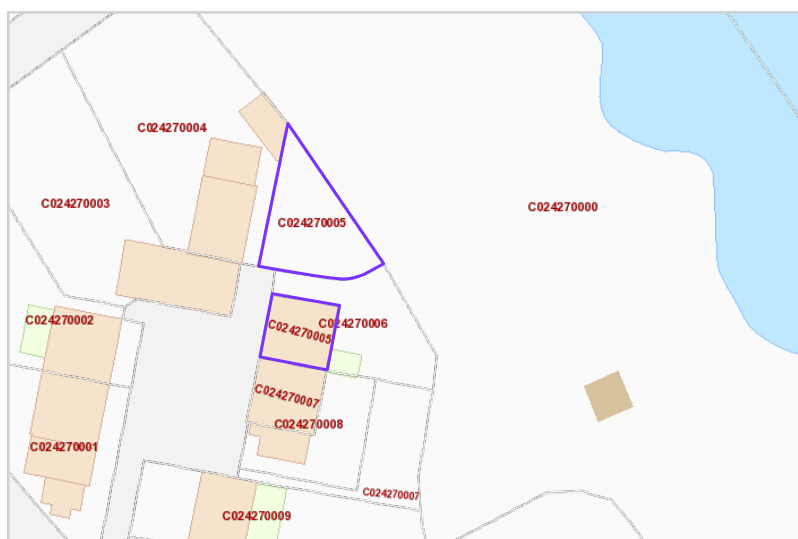
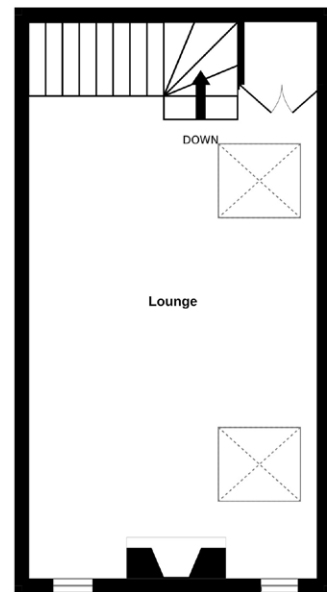
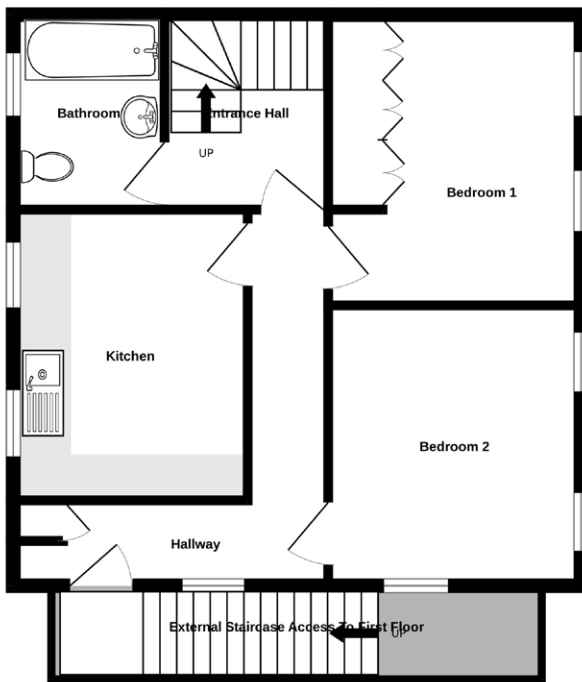
GUERNSEY'S ESTATE AGENT







Floorplan



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FIRST FLOOR

Entrance hall

10' x 3' (3.05m x 0.91m)

Hallway

20'7 x 2'9 (6.27m x 0.84m)

Kitchen

11'7 x 9'4 (3.53m x 2.84m)

APPLIANCES

- Cooke & Lewis Oven
- Schott Ceran hob
- Whirlpool extractor
- Indesit fridge/freezer
- Hotpoint washing machine
- Smeg dishwasher
- Indesit tumble dryer

Bedroom 1

11'8 x 10'1 (3.56m x 3.07m)

Bedroom 2

11'3 x 10'1 (3.43m x 3.07m)

Bathroom

7'7 x 6'1 (2.31m x 1.85m)

SECOND FLOOR

Lounge

23'4 x 11'9 (7.11m x 3.58m)

Exterior

Access is provided via a paved walkway leading to the property's own private external staircase, with further benefits including parking for one car and a private garden.

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

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

Finding the property: Travelling along Portinfer Road, with the turning to Port Soif car park on your left, Goldcrest Avenue is the next turning on the right; take the first left and the property is located in the top right-hand corner.

Perry's ref: 8C-D1

what3words: continents.outnumber.trinket

LEASE

Term: 1 year minimum

Rent: £2,200pm

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers, sharers or pets

Additional costs: Utilities bills ie electricity & telephone. Insurance on personal possessions.

Personal References: From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

Confirmation of affordability: We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

Proof of identity: Copy or sight of passport or drivers licence and last three months bank statements.

Housing licence (if applicable): Proof that a housing licence has been granted. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

CONTACT OUR RENTALS TEAM



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