



Flat 4, 15 Sausmarez Street

£340,000

St Peter Port, GY1 2PT

LOCAL MARKET

SOLE AGENT

A well presented third and fourth floor duplex apartment positioned just moments from the heart of St Peter Port and all amenities.

The accommodation comprises two bedrooms, both of which are en-suite plus a useful separate WC, well equipped kitchen and separate lounge diner.

Surrounded by on street parking, benefitting from a low monthly service charge and just a short walk from the main Town centre, this would be a super starter home or investment opportunity.

School catchment: Vauvert Primary School / Les Varendes

Key facts



- Smart duplex apartment
- Two bed two bathrooms
- Convenient St Peter Port location
- Well presented throughout
- Low service charge
- Super starter home or investment

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GUERNSEY'S ESTATE AGENT

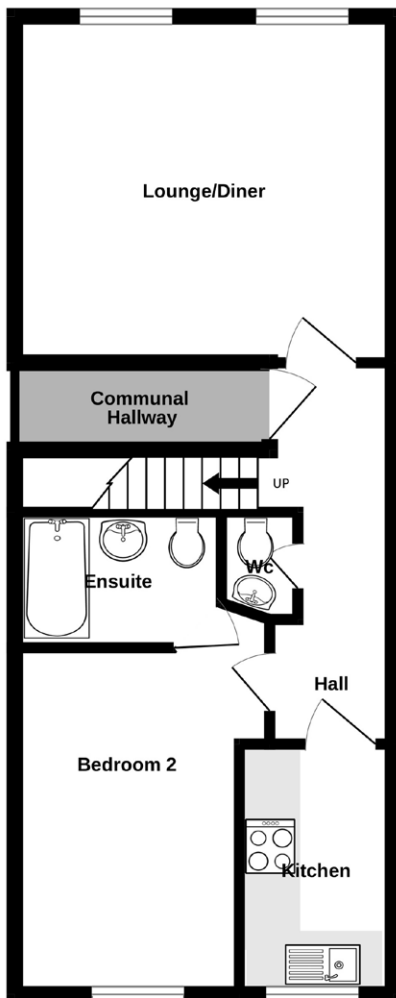




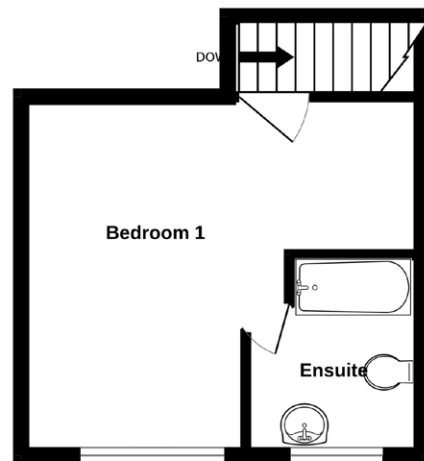


Floorplan

THIRD FLOOR
441 sq.ft. (40.9 sq.m.) approx.



FOURTH FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.
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THIRD FLOOR

Hallway

13'10 x 6'7 max (4.2m x 2m)

Kitchen

8'10 x 5'5 (2.7m x 1.7m)

APPLIANCES

- Indesit fridge/freezer
- Hotpoint washer/dryer
- Hotpoint dishwasher
- Zanussi oven
- Electric hob
- Neff extractor

Bedroom 2

10'11 x 7'6 (3.4m x 2.3m)

En-suite

7'6 x 4'10 (2.3m x 1.5m)

WC

3'10 x 2'5 (1.2m x 0.8m)

Lounge/diner

13'5 x 12'4 (4.1m x 3.8m)

FOURTH FLOOR

Bedroom 1

14'3 max x 13'8 (4.4m max x 4.2m)

En-suite

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

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

Services: Mains electricity and water, mains drainage, gas fired central heating, uPVC double glazing

Perry's ref: 5 J8

what3words: transit.shifting.fruit

TRP: 98

Service charge: £80 per month which covers buildings insurance, communal area lighting, communal area cleaning, fire alarm testing and maintenance, external communal areas maintenance.



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CONTACT OUR LOCAL MARKET TEAM



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