



1, La Rochelle

£695,000

La Rochelle, Vale Road, St Sampson's, GY2 4DN

LOCAL MARKET

This super terraced property has been newly constructed and is situated in a convenient location close to the amenities of Admiral Park.

A large open plan kitchen living room, flooded with natural light, opens out onto the rear patio and garden. The further two floors comprise of three bedrooms, a family bathroom and en-suite to the main bedroom. With a high quality of finish throughout plus two parking spaces, viewing is highly recommended to appreciate all on offer. Contact the Local Market Sales team for more information!

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Brand new development
- Open plan kitchen living area
- Three bedrooms two bathrooms
- Parking for 2 vehicles
- Enclosed rear garden and patio

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 cooper
brouard

GUERNSEY'S ESTATE AGENT



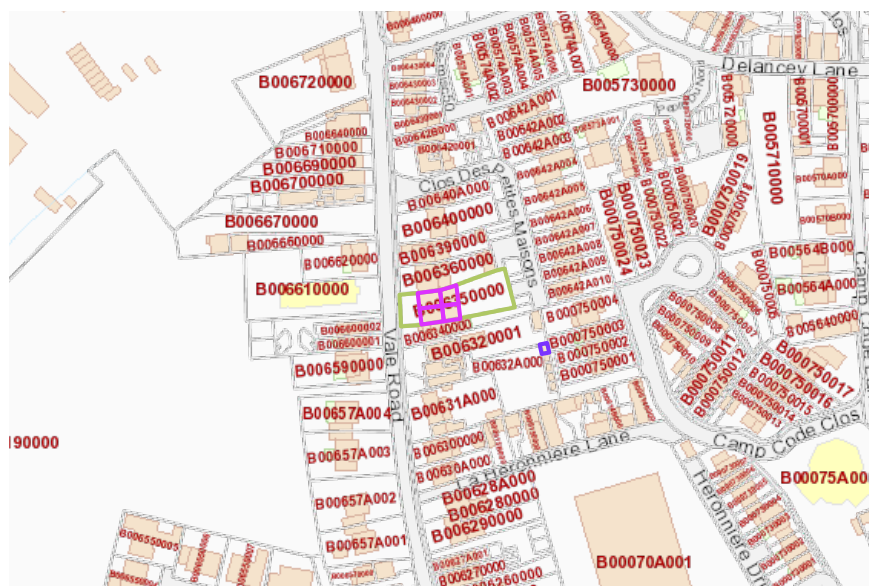




Floorplan



Made with Metropix ©2025



Mapping / Aerial Photography Copyright © States of Guernsey 2025

GROUND FLOOR

Entrance hall

6'9 x 4'9 (2m x 1.5m)

Kitchen / Lounge / Diner

41'9 x 15'2 Narrowing to 11'10
(12.5m x 4.6m narrowing to 3.6m)

APPLIANCES

- Neff hob
- Neff double oven
- Neff dishwasher
- Extractor
- Neff fridge freezer

WC

7'2 x 2'9 (2.2m x 0.9m)

Utility

4'9 x 2'8 (1.5m x 0.9m)

Space for washing machine and tumble dryer

FIRST FLOOR

Landing

16'1 x 5' (4.9m x 1.5m)

Bathroom

5'10 x 5'9 (1.8m x 1.8m)

Bedroom 3

9'6 x 8'8 (2.9m x 2.7m)

Bedroom 2

13'4 x 8'7 (4.1m x 2.7m)

SECOND FLOOR

Bedroom 1

12'6 x 11'10 (3.8m x 3.6m)

Large storage cupboard, further cupboard housing hot water cylinder

En-suite shower room

7'6 x 5'9 (2.3m x 1.8m)

EXTERNAL

The property is approached off the Vale Road onto a brick paved parking area providing one parking space to the front of the property. There is a further parking space to the rear of the property which is accessed via the Clos des Petites Maisons. Access into the rear garden via a gate from this parking area as well as the bi fold doors off the living area. The garden is laid to lawn and patio.

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

Services: Mains electricity and water, mains drainage, electric underfloor heating on the ground floor with radiators upstairs, uPVC double glazing.

Perry's ref: 10 D5

what3words: grazes.skirt.bounded

TRP: TBC

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah