



# Goldings

La Route de Sausmarez, St Martin, GY4 6SQ

Situated close to both the amenities of St Martin's Village and St Peter Port and just a short walk from the coastal paths and picturesque Fermain Bay, this traditional Guernsey granite home offers a super balance of accommodation spanning three floors.

The accommodation comprises five bedrooms, including two en-suite plus family bathroom, alongside a lounge, dining room and spacious newly fitted kitchen.

Externally the property benefits from a private west facing garden and double garage together with convenient parking to the front.

A super opportunity to acquire a fine Guernsey residence in a convenient setting.

School catchment: St Martins Primary School / Lea Beaucamps High School

## £1,295,000

LOCAL MARKET

SOLE AGENT

### Key facts



- Substantial Guernsey granite home
- 5 bedrooms
- Accommodation spanning 3 floors
- Well presented throughout
- Moments from the coastal paths & Fermain Bay
- Pleasant enclosed west facing garden

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



 cooper  
brouard

GUERNSEY'S ESTATE AGENT









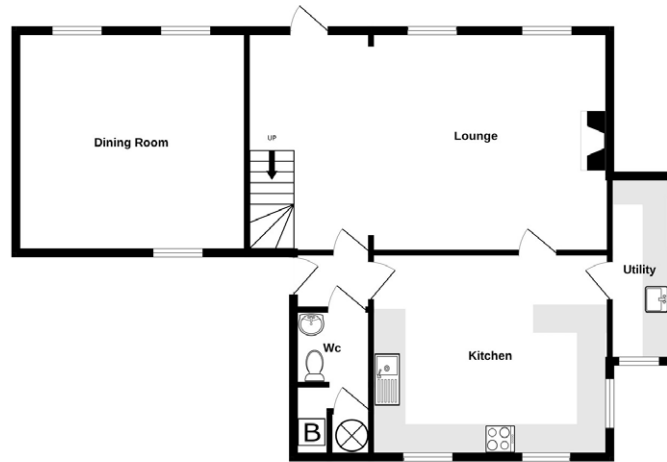




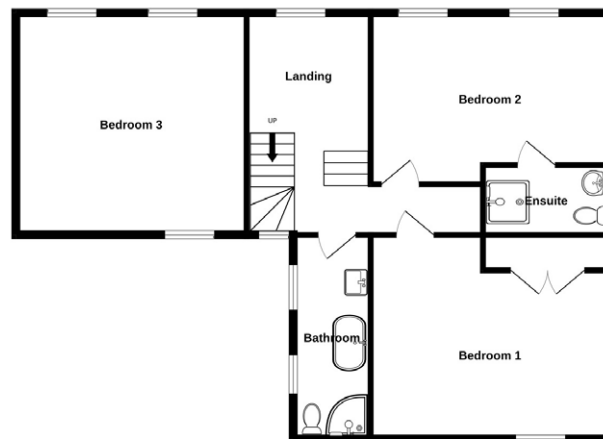


# Floorplan

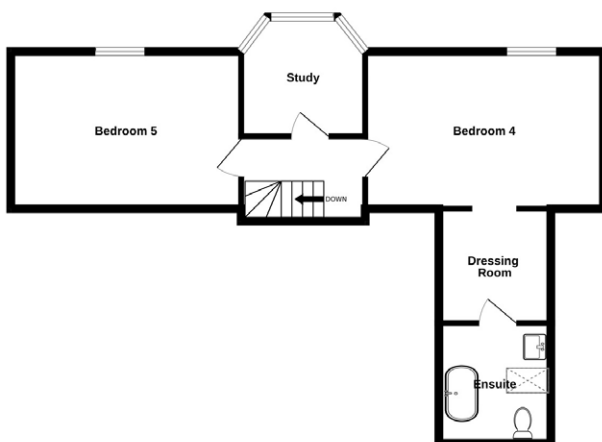
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2026

## GROUND FLOOR

### Entrance hall

15'6" x 8'4" (4.7m x 2.6m)

### Dining room

15'6" x 14' (4.7m x 4.3m)

### Lounge

16' x 15' (4.9m x 4.6m)

### Inner hall

5'7" x 3'3" (1.7m x 1m)

### WC

5' x 4'6" (1.5m x 1.4m)

### Boiler room

5'3" x 4'6" (1.6m x 1.4m)

### Kitchen

14'5" x 14'5" (4.4m x 4.4m)

#### APPLIANCES

- Neff oven
- Neff warming drawer
- Neff microwave
- Neff slimline dishwasher
- Liebherr fridge and freezer

## Utility

13' x 4'1" (4m x 1.2m)

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Bosch dishwasher
- Quooker tap

## FIRST FLOOR

### Landing

15'2" x 8'6" (4.6m x 2.6m)

### Bedroom 3

15'5" x 15'1" (4.7m x 4.6m)

### Bedroom 2

14'3" x 14'2" (4.4m x 4.3m)

### En-suite

9' x 4'5" (2.7m x 1.4m)

### Bathroom

15'2" x 5'5" (4.6m x 1.7m)

### Bedroom 1

15'8" x 14'1" (4.8m x 4.3m)

## SECOND FLOOR

### Study

8'3" x 8' (2.5m x 2.4m)

### Bedroom 5

15'8" x 10'3" (4.8m x 3.1m)

### Bedroom 4

16'5" x 10'4" (5m x 3.2m)

### Dressing room

7'10" x 7'5" (2.4m x 2.3m)

### Bathroom

7'6" x 7'6" (2.3m x 2.3m)

## EXTERIOR

To the front of the property is a pleasant garden and parking. To the rear is an enclosed west facing garden complete with raised terraced area, perfect for alfresco dining. The double garage is accessed from Les Hubits.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, under floor heating in kitchen, part single glazed timber windows and part uPVC double glazing.

**Perry's ref:** 25 F5

**what3words:** replying.atoning.tonal

**TRP:** 348

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah