



# Ocean Beach

# £775,000

Warwick Avenue, Portinfer Road, Vale, GY6 8HT

LOCAL MARKET

SOLE AGENT

Ocean Beach is a well-presented, garage-linked property situated in a quiet clos within walking distance of Port Soif.

This well-proportioned family home offers a double bedroom with en-suite on the ground floor, along with an open plan kitchen/diner featuring folding doors into the lounge. There is also an additional versatile room which could be used as a dressing room.

On the first floor are two double bedrooms, both with built-in storage, and a modern family bathroom. Externally, the property benefits from a gravelled driveway providing parking for multiple vehicles and a good-sized rear garden.

School catchment: La Mare de Carteret Primary School / St Sampson's High School

## Key facts



- Within walking distance of Port Soif Beach
- Three double bedrooms
- Modern Bathroom and En-Suite
- Gravelled driveway providing parking for four vehicles
- Open plan kitchen-diner

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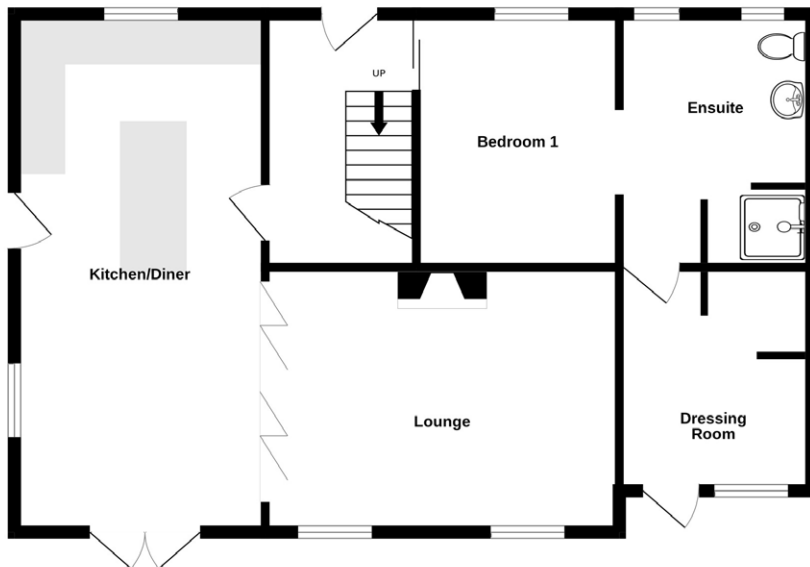




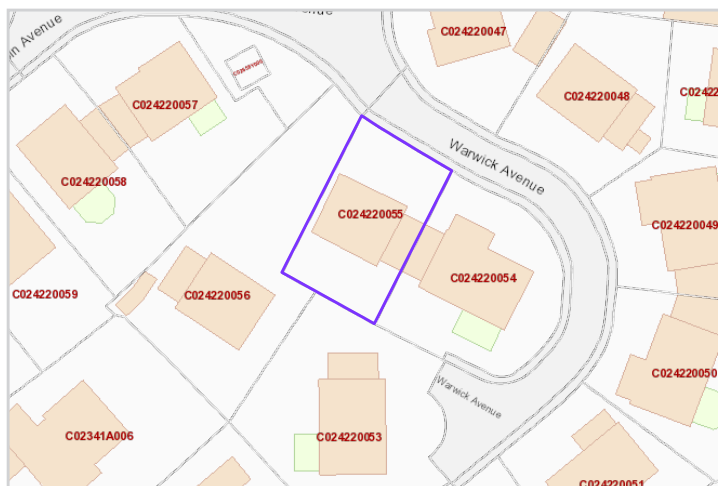
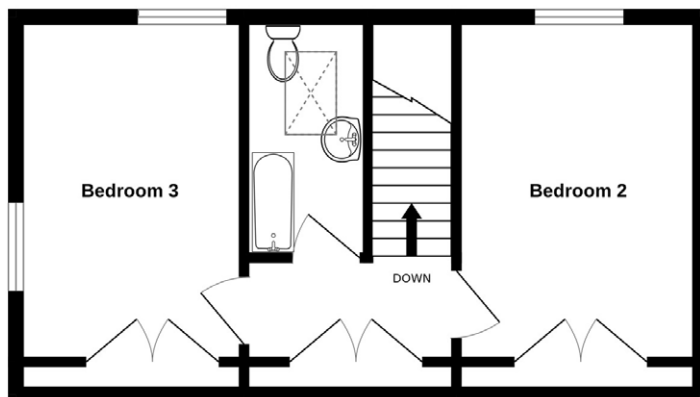


# Floorplan

GROUND FLOOR



FIRST FLOOR



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## GROUND FLOOR

### Entrance hall

11'5 X 6'4 (3.5m x 1.9m)

### Kitchen/diner

23'2 x 11'3 (7.1m x 3.4m)

#### APPLIANCES

- Neff hob
- Double oven and extractor fan
- Caple fridge freezer
- Caple dishwasher

### Lounge

15'11 x 11'9 (4.8m x 3.6m)

### Dressing room

10' x 8'7 (3.1m x 2.7m)

### Bedroom 1

11'4 x 9' (3.5m x 2.7m)

### En-suite

7'1 x 5'2 (2.1m x 1.6m)

## FIRST FLOOR

### Landing

9'6 x 2'8 (2.9m x 0.8m)

### Bedroom 2

14'1 x 9'1 (4.3m x 2.8m)

### Bathroom

8'9 x 5'3 (2.7m x 1.6m)

### Bedroom 3

13'3 x 8'9 (4.1m x 2.7m)

## EXTERIOR

Externally, the property is approached from Portinfer Road onto a quiet clos, offering a peaceful setting. To the front, there is a gravelled and partially block-paved driveway providing off-road parking for up to four vehicles. Side gated access leads to the rear garden, which is predominantly laid to lawn and benefits from a good degree of privacy. A small shed provides useful outdoor storage, while the garden itself offers an excellent blank canvas for any new purchaser to create their ideal outdoor space.

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

**Services:** Mains electricity and water, mains drainage, electric central heating, underfloor heating & uPVC double glazing.

**Perry's ref:** 8 C2

**what3words:** dreamer.bathers.commence

**TRP:** 129

## CONTACT OUR LOCAL MARKET TEAM



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