



The Moorings

33 Gategny Esplanade, St Peter Port, GY1 1WS

£1,250,000

OPEN MARKET

SOLE AGENT

A charming well-proportioned town house on the seafront overlooking St Peter Port harbour, marinas and the offshore Islands beyond.

This heritage protected building is laid out over four floors and offers a spacious kitchen and dining room with nine-foot-high ceilings on the ground floor, a large sitting room with uninterrupted sea and islands views on the first floor and four bedrooms and three bathrooms on the second and third floors, all enjoying fabulous views

Gates from Well Road lead to the rear of the property, where a 30' x 30' paved courtyard offers space to park. A lovely period house of great character in a sought-after location close to the St Peter Port town centre.

Key facts



- Charming heritage protected town house
- Fabulous harbour and offshore Island views
- 4 bedrooms, 3 bathrooms
- Courtyard garden/parking

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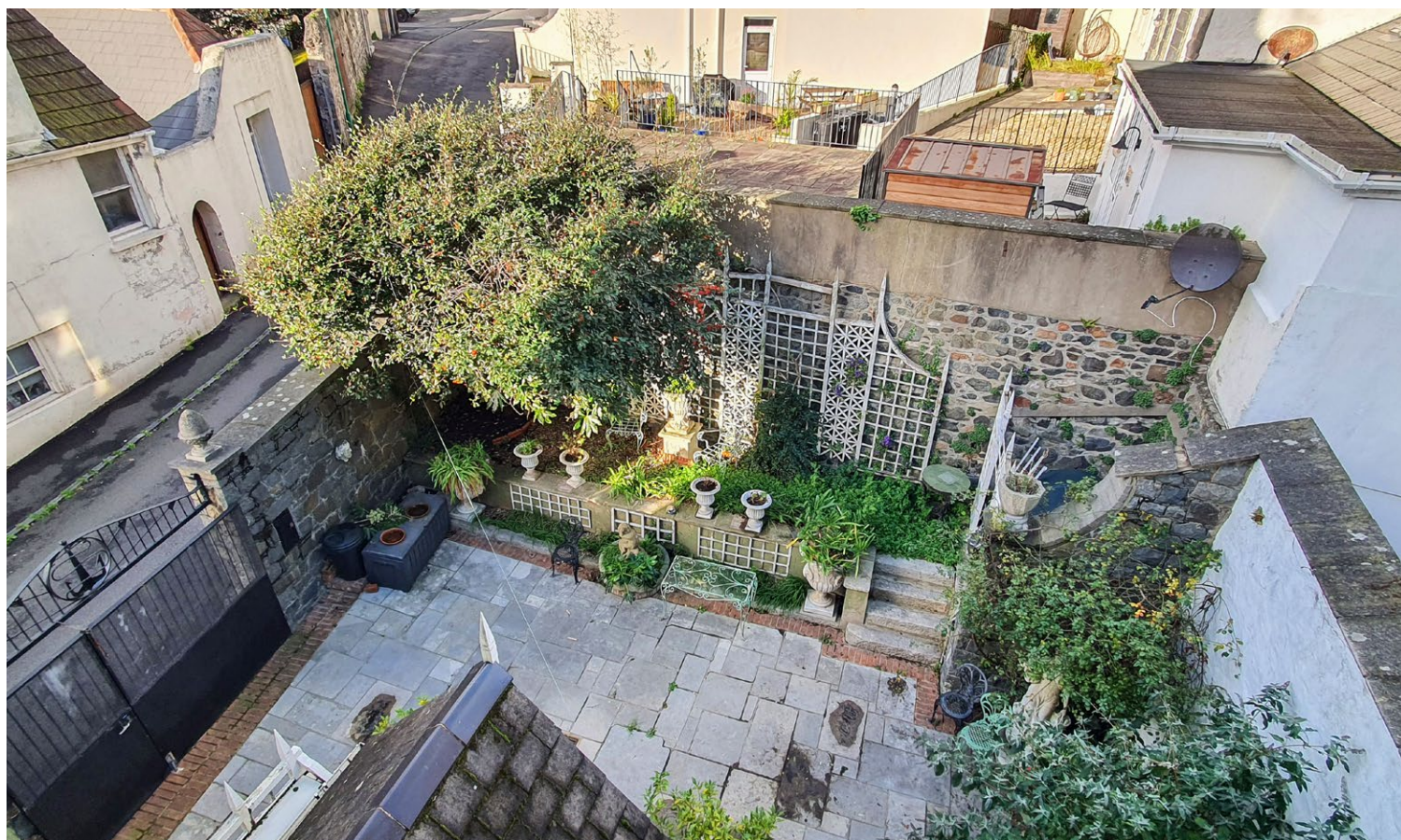


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GUERNSEY'S ESTATE AGENT





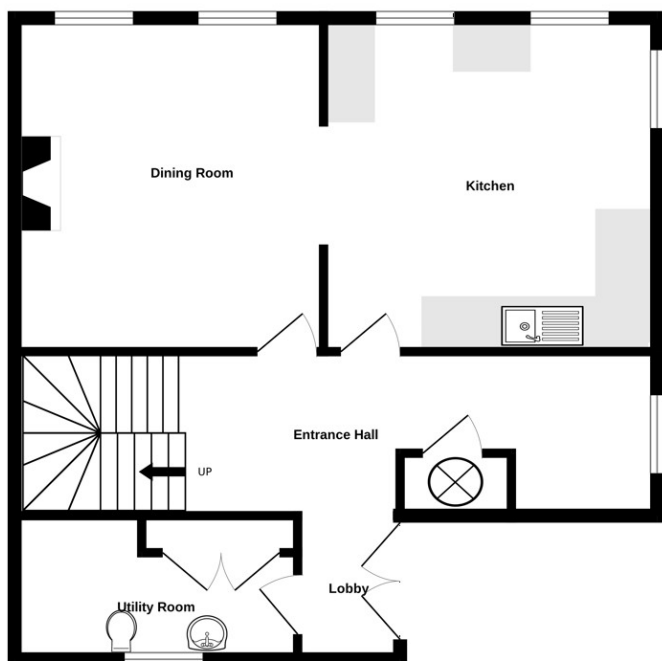




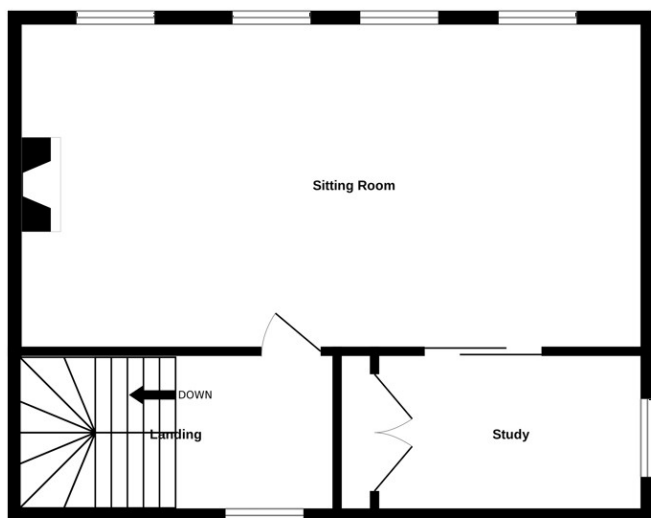


Floorplan

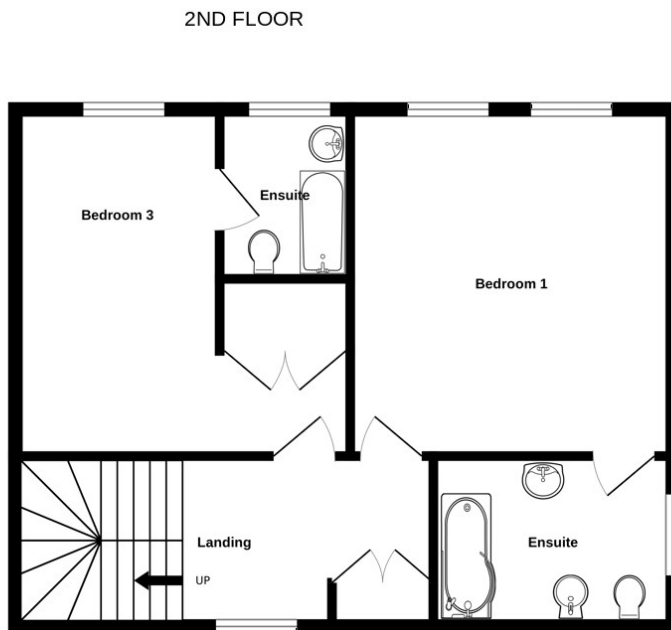
GROUND FLOOR



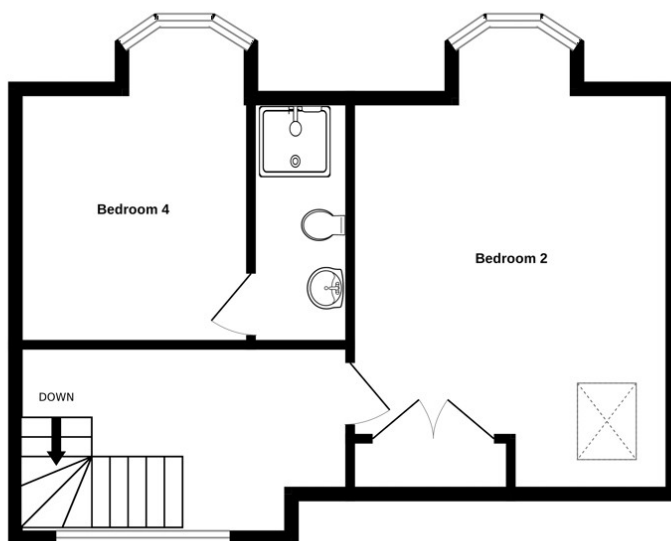
1ST FLOOR



2ND FLOOR



3RD FLOOR



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GROUND FLOOR

Entrance lobby

Utility room /WC

11'9 x 5'8

APPLIANCES

- Hotpoint washing machine

Entrance hall

24' x 6'3

Dining room

14' x 13'

Kitchen

14' x 14'

APPLIANCES

- Hotpoint dishwasher
- Hotpoint electric oven
- Whirlpool fridge freezer

FIRST FLOOR

Landing

Study

10'4 x 6'6

Lounge

27'6 x 14'10

SECOND FLOOR

Landing

Bedroom 1

14'9 x 14'3

En-suite

Bedroom 3

14'9 x 13'6 (max)

En-suite

THIRD FLOOR

Landing

Bedroom 2

15'2 x 14'2

Bedroom 4

11'6 x 9'

En-suite

EXTERIOR

Gates from Well Road lead to the rear of the property, where a 30' x 30' paved courtyard offers space to park and is the site of the oil tank and oil fired central heating boiler.

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

Services: Mains electricity and water, mains drainage, oil fired central heating, part timber/part aluminium double glazing.

Perry's ref: 3 M3

what3words: curtains.direct.locker

TRP: 265 Heritage protected building.

CONTACT OUR LOCAL MARKET TEAM



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