

# Mitchell & Partners Ltd

ESTATE AGENTS  
VALUERS

Bridget Postlethwaite, Managing Director  
John Postlethwaite, Director

PROPERTY MANAGEMENT  
SECRETARIAL SERVICES

5 Allee es Fees  
Alderney  
GY9 3XD

Tel: 01481 823277  
mitchells@alderney.com  
www.housesforsale.alderney.com

VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED

## BRAYE STREET



### **£450,000 Leasehold (999 years)**

This is a delightful terrace house with stunning views over Braye Bay. The property has been completely renovated to a very high standard, including new electrics and central heating system.

The accommodation consists of a kitchen and Dining room on the ground floor, a spacious lounge with solid wood floor on the first floor, along with a newly fitted utility room and two en-suite bedrooms. There are two large double bedrooms, both with new en-suites on the second floor.

**PORCH:** **3' 11" x 4' 2" ( 1.10m x 1.27m)**

Wood strip wall covering; overhead light; marble effect flooring; coat hooks. Into:

**KITCHEN / DINING ROOM:** **16' 11" x 19' 4" (5.16m x 5.89m)**

Pine fitted units, 2 glass fronted; Diplomat double oven; four ring hob cooking; washing machine and fridge incorporated in the units; marble effect work surface; marble effect tiled floor; small splash back wall tiles; 4 recessed spot lights.



The Dining room area is carpeted; with a recessed spot and over head light; a large sash window with seat faces West; 4 power points; central heating radiator. Up a wooden staircase to:

**First Floor landing:** **3' 2" x 10' 2" (0.96m x 3.10m)**

There is an overhead light, 1 power point, fuse box; carpeted.

**LOUNGE:** **14' 9" x 17' 1" (4.50m x 5.20m)**



2 sash windows with window seats over looking beautiful sea views of Braye bay and the harbour; television and telephone points; 11 recessed spot lights; laminated wood flooring; Central heating radiator.

Back onto the landing to:

**BEDROOM 4** : **7' 3" x 11' 4" (3.21m x 3.45m)**

Sash window with seat facing West; carpeted; overhead light; 4 power points.

**En-suite:** **4' 1" x 3' 6" (1.24m x 1.06m)**

White suite of W.C and wash hand basin; splash back tiles; mirror with light and shaving point; floor tiles.

**BEDROOM 3:** **9' 1" x 8' 7" (2.76m x 2.62m)**

West facing sash window with seat; carpeted; built in cupboard; overhead light; 4 power points; central heating radiator.

**En-suite:** **5' 6" x 5' 1" (1.67m x 1.54m)**

Shower unit with Mira 88 shower and curtain, white suite of W.C and wash hand basin; splash back tiles; mirror with light and shaving point; towel rail; floor tiles.

**UTILITY ROOM:** **6' 9" x 7' 2" (2.06m x 2.18m)**

Over head lights; power points; fitted units; sash window facing South.

Up a carpeted staircase with a half-landing and original stone wall. This staircase leads to the top landing and gives access to:

**MASTER BEDROOM:** **14' 7" x 12' 10" (4.45m x 4.75m)**



Sash window with views over Braye bay and the harbour; dark wood beams in the ceiling; carpeted; 2 power points; built in cupboard.

**En-suite:** **6' 3" x 6' 0" (1.91m x 1.83m)**

W.C, bath and wash hand basin in White; casement opening windows; mirror with shaving point; floor tiles; splash back tiles.

**BEDROOM 2:**

**12' 10" x 15' 7" (3.91m x 4.75m)**

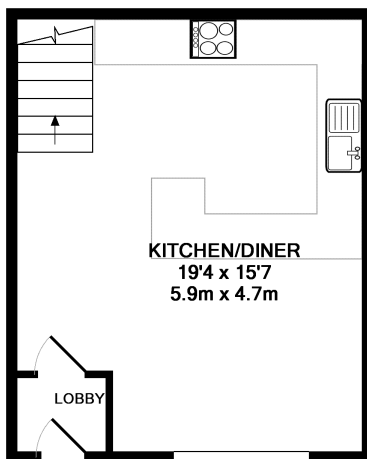
Sash window facing South; dark wood beams in the ceiling; carpeted; 2 power points; built in cupboard.

**En-suite:**

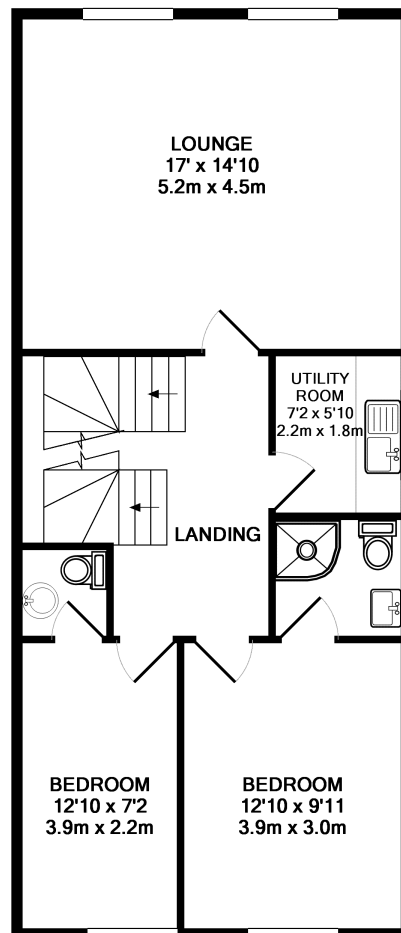
**6' 0" x 6' 3" (1.83m x 1.91m)**



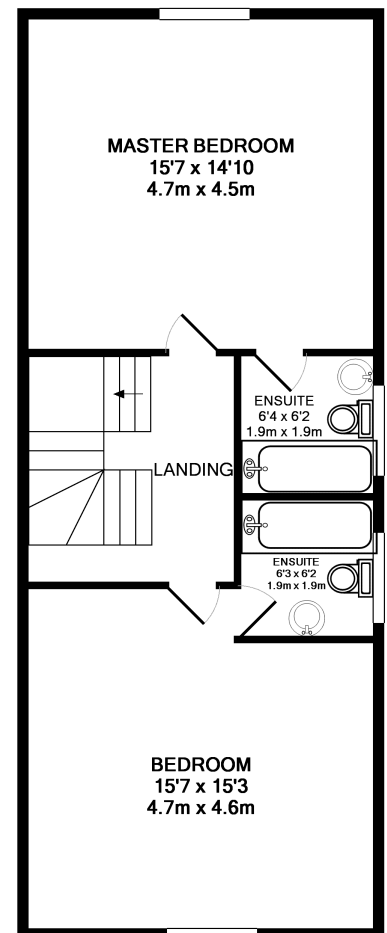
W.C, bath and wash hand basin in White; casement opening windows; mirror with light and shaving point; floor tiles; splash back tiles.



ENTRANCE / GROUND FLOOR



1ST FLOOR



2ND FLOOR

*Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide.*

# MAPS

