

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**

“BREAKERS”, CRABBY”



£485,000 Freehold New Price

An attractive detached house with commanding sea views, situated on the North side of the island close to Platte Saline beach.

The ground floor has slate flooring from Petra throughout and comprises Entrance Conservatory, large double Bed/Sitting Lounge, large Power Shower and Toilet, Bedroom/Study, extra large Kitchen/Dining Room. Upstairs there is another large Lounge, two double Bedrooms and Bathroom. The attic is floored. The property has oil-fired central heating and cavity wall insulation.

The garden is private and mainly laid to lawn with a greenhouse and Mediterranean-style gazebo/bar.

There is a covered carport with space for two cars and space for a garage if required.

Carpets, curtains and all 'white goods' are for sale by separate negotiation with the vendors.

ENTRANCE PORCH

: 7'4" x 12'4" (2.23m x 3.76m)



Entered through a half glazed wooden door with windows facing South and West. Thermostatically controlled radiator, two wall light points and a window seat with storage. Entered through a half glazed door into:

ENTRANCE HALL

: 10'1" x 9'1" (3.35m x 2.76m)

Glass skylight dome allowing natural overhead lighting supplemented by two wall lights. A thermostatically controlled radiator, recessed glass shelf with fitted mirror. Off which are situated:

SHOWER ROOM

: 7' x 8' 9" (2.13m x 2.67m)

A fully tiled room with a W.C., hand basin and walk in shower. Fitted mirror, heated towel rail and overhead light point.

RECEPTION ROOM:

15'1" x 22'6" (4.59m x 6.86m)



This room is entered through wooden panelled door and has windows facing North, South and West. The North facing windows have views of the rear garden and out to sea. There is a concealed storage cupboard, separate built in bookshelves and mirrors, two double radiators (thermostatically controlled), overhead light points and five power points.

KITCHEN/DINING AREA : **10'4" x 31'2" (3.43mx 9.49m)**



Large kitchen with North facing windows overlooking the garden and out to sea. Quarry tiled floor. There are high quality fitted units throughout, a four ring 'Bosch' gas hob and four ringed 'New World' gas cooker with grill and oven. Over head strip light, ten power points and a telephone point. In addition there is a Panasonic microwave (with custom made housing), an Aquarius and a Hotpoint dishwasher, Hotpoint "larder fridge, IARP upright freezer, all of which are for sale by negotiation with the vendor.

As a continuation of the kitchen the dining area likewise has the advantage of views over the garden and the sea from the North facing windows. The area has a fitted 'breakfast bar', built in storage and seating, six power points and T.V. aerial point, two wall light points and overhead strip lighting

From this room entry is gained through a panelled wooden door into

STUDY : **12'2" x 9' 1" (3.71m x 2.76m)**

With a quarry tiled floor this room has fitted bookshelves (on three walls, each with concealed lighting), desk and storage units. It has a South facing window, a wall light unit telephone and power points and plumbing for a washing machine. Back down to the Entrance hall and a flight of stairs to:

LANDING : **5'10" x 21'7" (1.77 m x 6.58m)**

Three South facing windows, thermostatically controlled radiator, overhead light fitting and one power point. Access to a boarded loft (with lighting and power) is located on the landing area

Off which are situated:

BEDROOM 1: **10'5" x 14' 10" (3.18m x 5.52m)**



With a North facing window this room has panoramic sea views. It has built in wardrobes, a thermostatically controlled radiator with, T.V. aerial socket, five power points, and a telephone point. and overhead light fitting.

SITTING ROOM : **13'10" x 23' 0" (4.21m x 7.01m)**



A light and spacious room with three windows facing North, South and West, the Northerly window having sea views. There are fitted book cases and cupboards. In addition to the 2 thermostatically controlled double radiators, the room has a working open fire. There are five power points, a T.V. aerial socket, telephone point and a wall mounted 'picture light'.

BATHROOM : **5'11" x 6' 9"(1.80m x 2.06m)**

Matching three piece suite consisting of bath, W.C. and toilet. A heated towel rail, shaver point and over head light unit.

BEDROOM 2 : **11'3" x 10' 5"(3.43m x 3.38m)**



With North facing windows this bedroom also has commanding sea views. There is a thermostatically controlled radiator, four power point and a T.V. aerial socket and overhead light.

OUTSIDE:



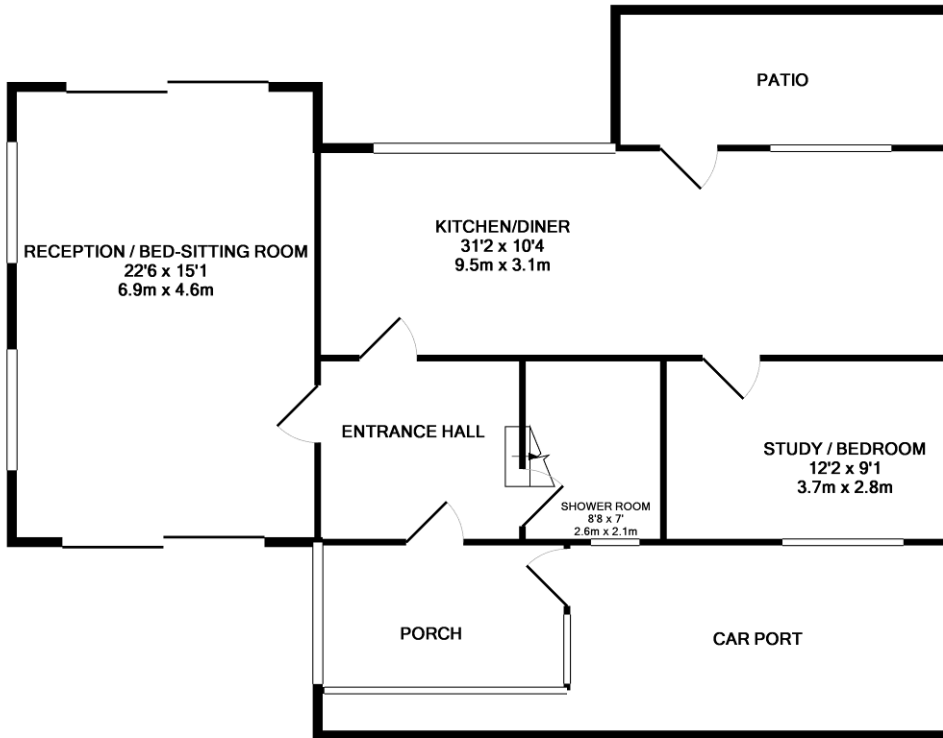


The rear garden has North facing views over the sea and is laid to lawn with a patio, barbeque area and summer house.

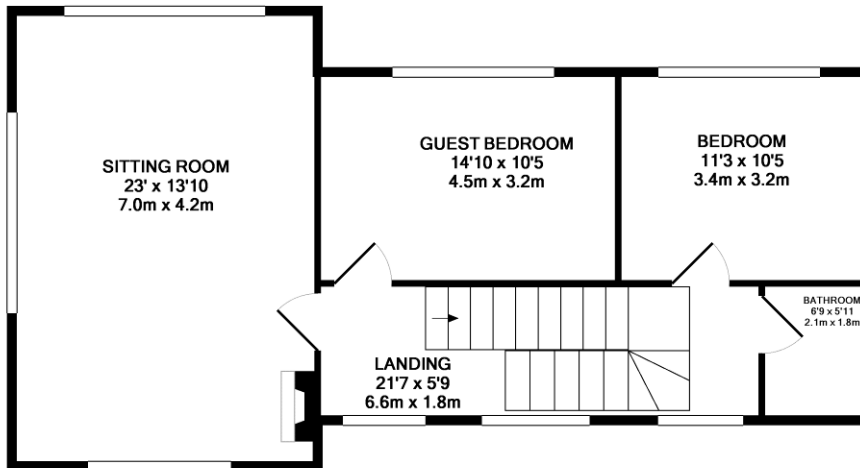


Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 125.9 SQ.M.
(1356 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 74.8 SQ.M.
(805 SQ.FT.)

TOTAL APPROX. FLOOR AREA 200.7 SQ.M. (2161 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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