





## SEAFRONT PROPERTY WITH ADAPTABLE ACCOMMODATION

This unique Victorian terrace property is situated on Victoria Avenue with access from both First Tower and the beach front avenue. This property has been converted to provide two self-contained apartments, providing each apartment with its own entrance and outside area making this the perfect property for home with income or second generation living.

The first-floor benefits from a large South facing terrace with bi folding doors leading off from the kitchen, ideal for entertaining during the warm summer evenings enabling you to enjoy the panoramic views over St. Aubin's bay. Internally this first floor unit benefits from a eat-in kitchen with double doors through to the sitting room, where there is a wood burner perfect for the winter months. Good sized double bedroom, house bathroom with sauna and a spiral staircase up to an office or dressing room. There is also a joining staircase between the two units giving you flexibility.

On the ground floor, there is a good-sized sitting room with access out onto your patio and separate kitchen, double bedroom, and house bathroom.

Externally this property benefits from a rear and front garden, along with a double garage and further parking for 4 cars. Access can be from either First Tower inner road or the Avenue.

No onward chain.

























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## FEATURES

- Seafront Victoria property
- Two-bedroom, two bathroom
- Potential home with income
- Panoramic sea views
- Versatile accommodation
- Beautiful South facing terrace
- Front and back garden

## INFORMATION

- Mains drains and water
- Electric heating
- Double garage and parking for 4 car
- Parish rates for 2022 were £320
- Freehold and Entitled/Licensed



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