



RENOVATION OPPORTUNITY ON THE BEACH

Located on the hill near the Royal Channel Islands Yacht Club, with views over St Aubin's Bay and direct access to the beach via its own steps, this early 18c house is offered for sale.

The property is stripped back and ready for renovation. It comes with plans approved for three en-suite bedrooms and four receptions.

The front-line house has likely enjoyed a colourful history with a lower basement that might have been a store for liquor!

A key attraction is the south facing courtyard and garden and extension to the house which could make a great kitchen for BBQ, pizza, and grill with bifold doors to the terrace and garden.

From here steps lead down to the beach where the owners will be able to enjoy swimming, beach, or dog walks.

The house is built of granite and will provide an opportunity to repoint and create feature granite or plastered walls.

The plans include a bedroom suite in the roof with Juliet balconies that will afford panoramic views across St Aubin's Bay and beyond.

A Victorian staircase links each of the five floors and there are working fireplaces ready to install a period surround.

An open plan kitchen/ living area is proposed on the main floor and additional reception rooms on the lower floor that leads to the garden and courtyard.

Enjoy the charm of the historic and picturesque harbour with many waterside restaurants, bars, and shops.

The property represents an opportunity for a new buyer with flair, to create a fine, beachside home designed for modern day living, where they can enjoy a changing seascape, swimming and walking on their doorstep.



Short walk to St. Aubin's Bay



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Short walk to St. Aubin's Bay

FEATURES

- Direct access to the beach
- Stunning sea views
- Development opportunity
- Plans approved for three en-suite bedrooms and four receptions
- South facing courtyard and garden
- Located in the heart of St. Aubin

INFORMATION

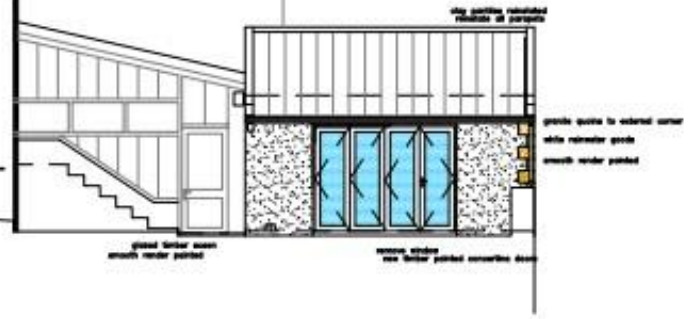
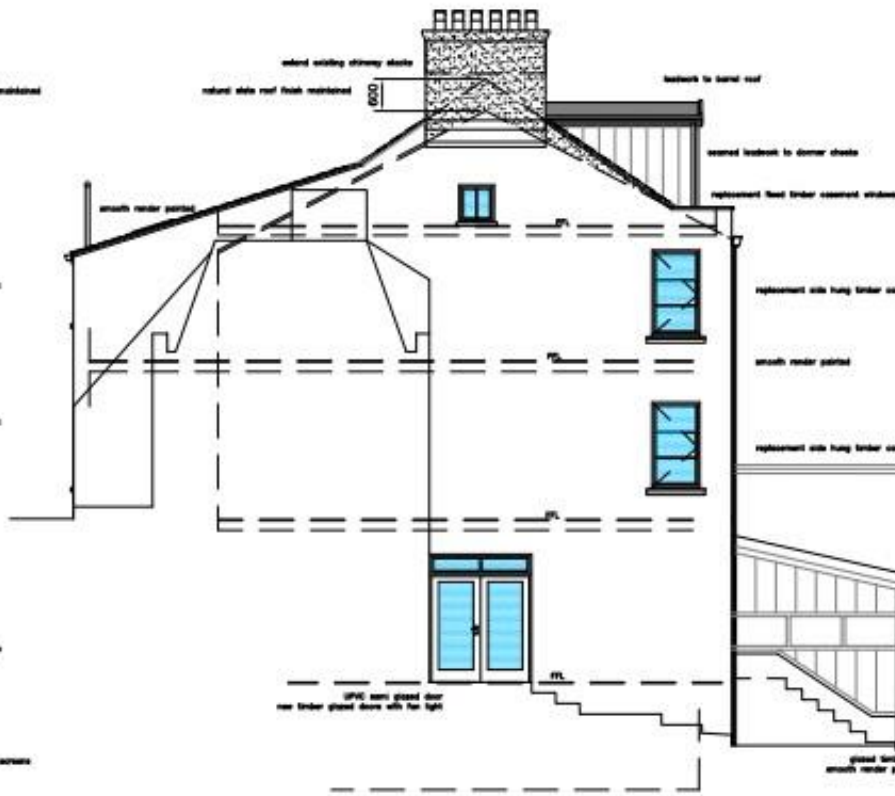
- Mains water and drains
- No parking however there is a public car park close by
- Freehold and Entitled/Licensed



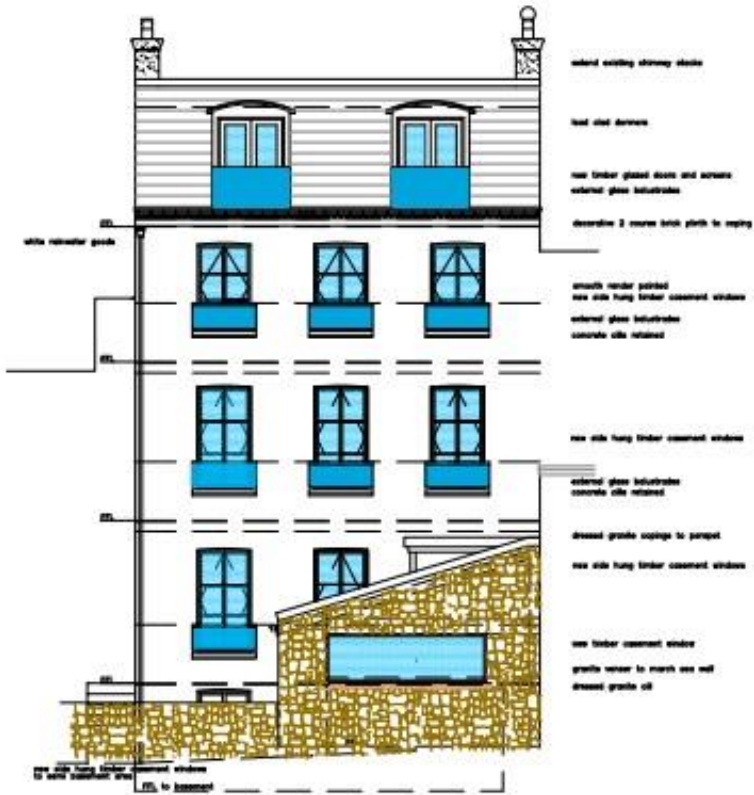
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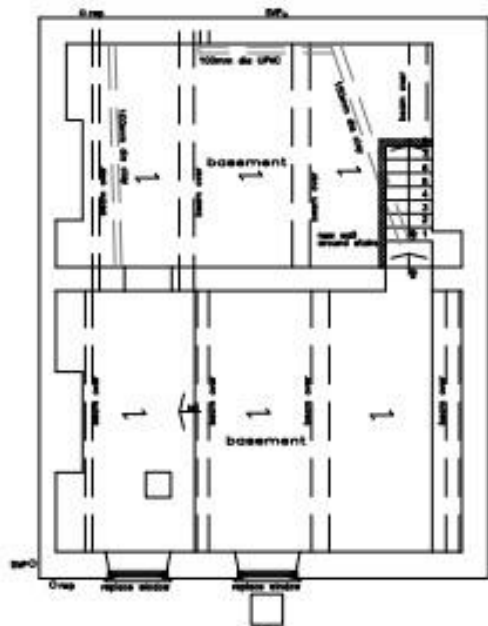
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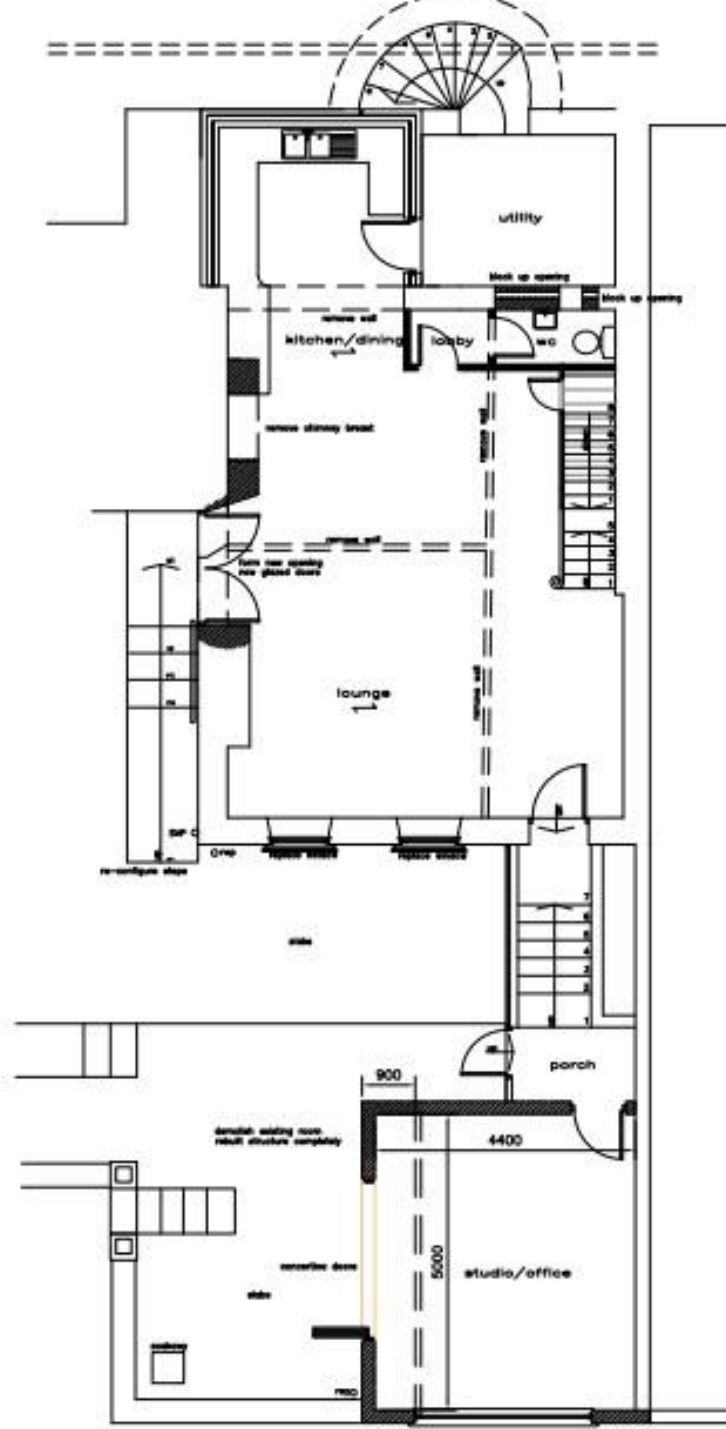
South West Elevation



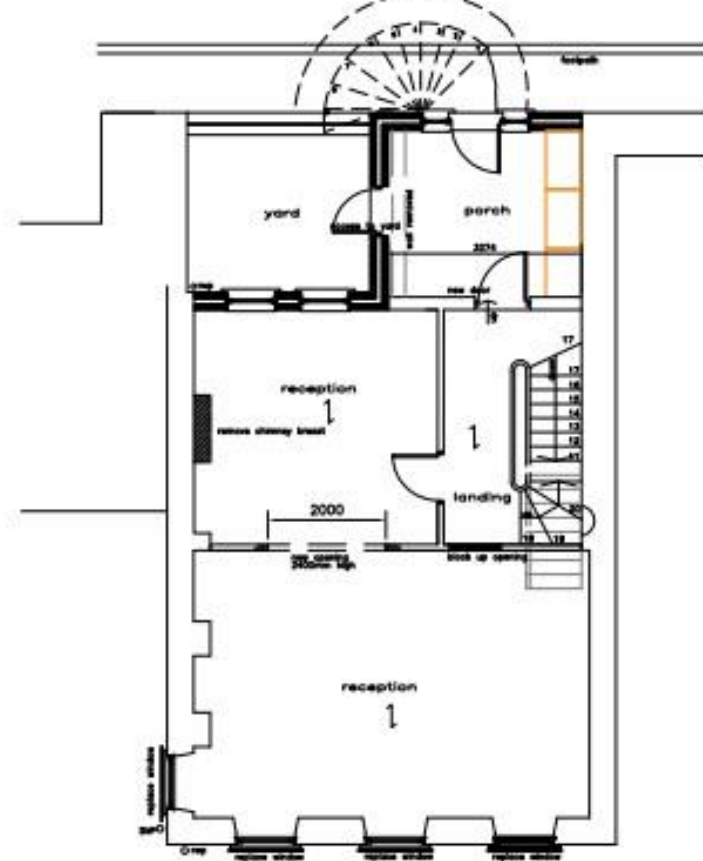
South East Elevation



Basement Plan
56 sqm



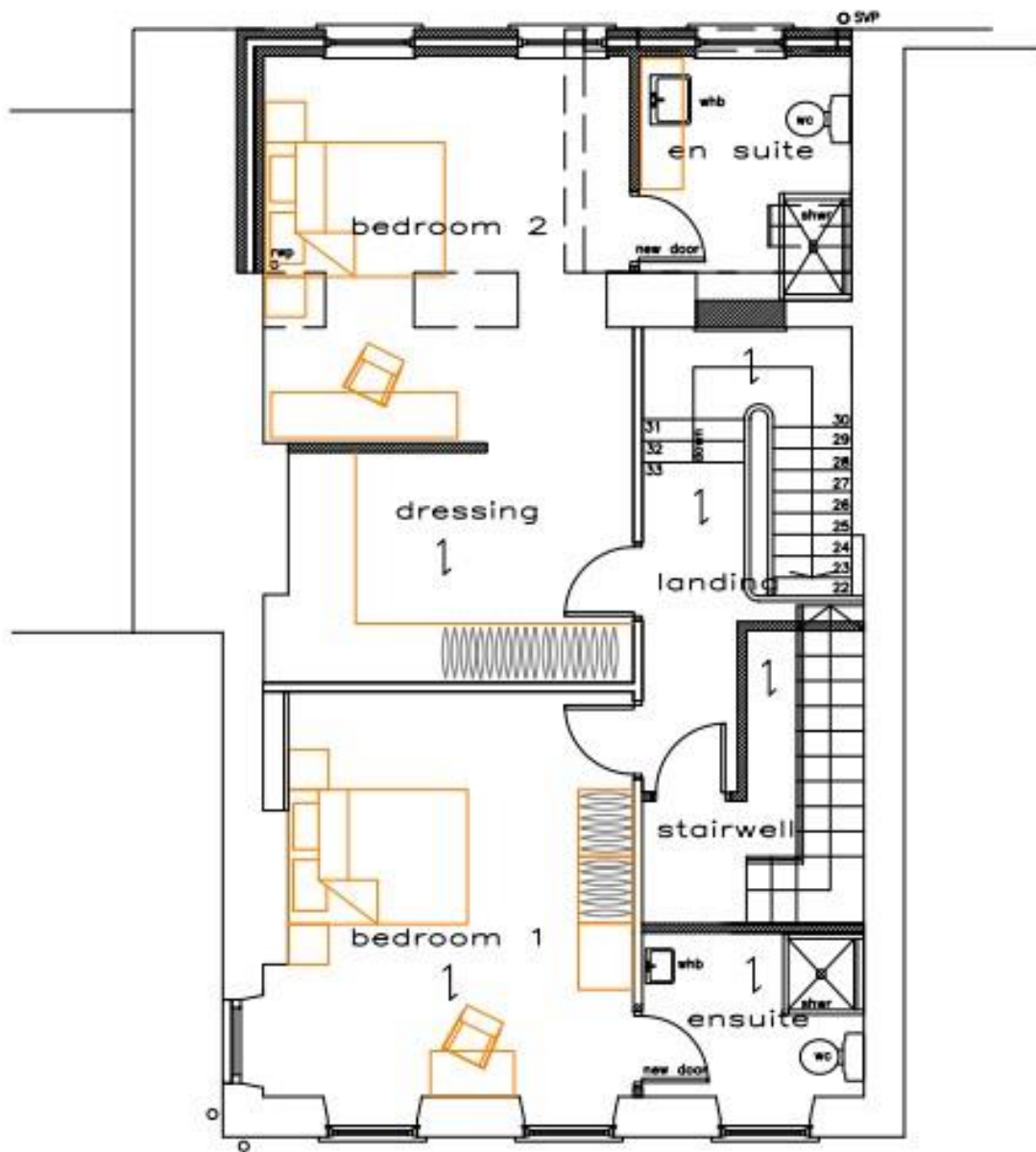
Lower Ground Floor Plan
91 sqm



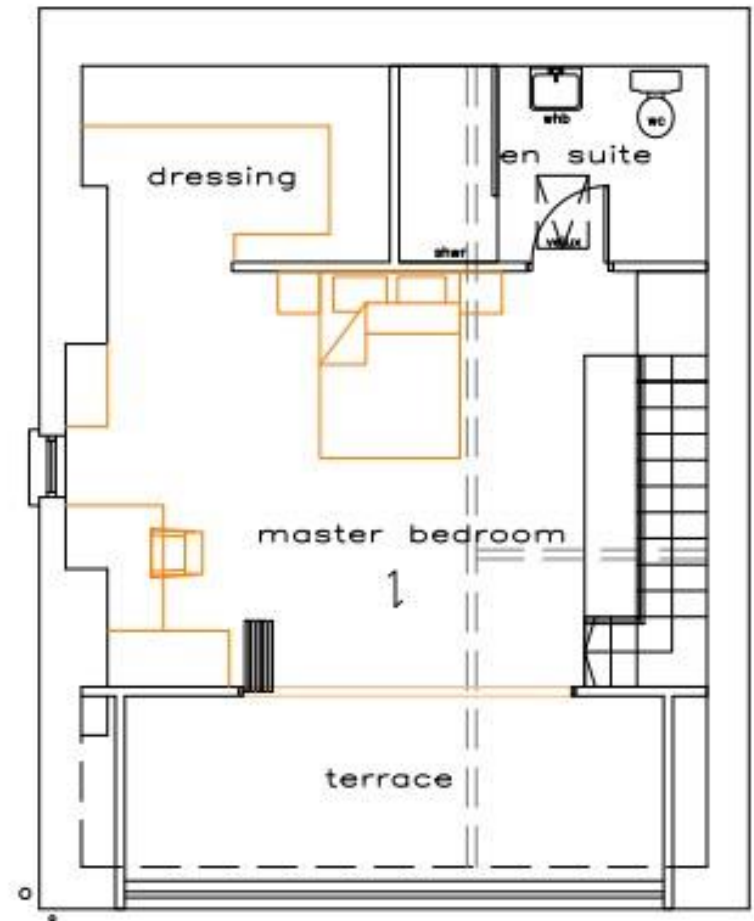
Ground Floor Plan

85 sqm

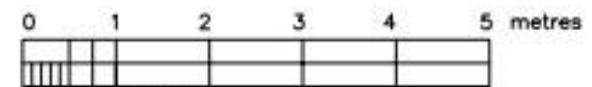




First Floor Plan



Attic Plan



Scale 1:50 © A1

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