

# KAIMHILL

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**2,117**

SQ FT

**0.2**

ACRES

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**£1,195,000 GROUVILLE**

Discover an extraordinary opportunity to transform this floating bungalow into your dream coastal retreat! Nestled in the prestigious and highly desired locale of Grouville, this 1960's gem awaits your creative touch. Boasting three bedrooms, two bathrooms, and 2,117 square feet of space, this property offers endless possibilities. Imagine entertaining friends and family in the expansive wrap-around garden with a charming patio area, or enjoying direct access to Grouville beach via a private pathway. With a double garage and ample parking, this hidden gem is ready for your vision to bring it to life. Don't hesitate to seize the chance to acquire this unique property, conveniently located just a short walk from the beachfront.



**LIVINGROOM**

The Channel Island Estate Agent

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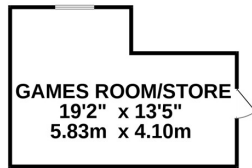




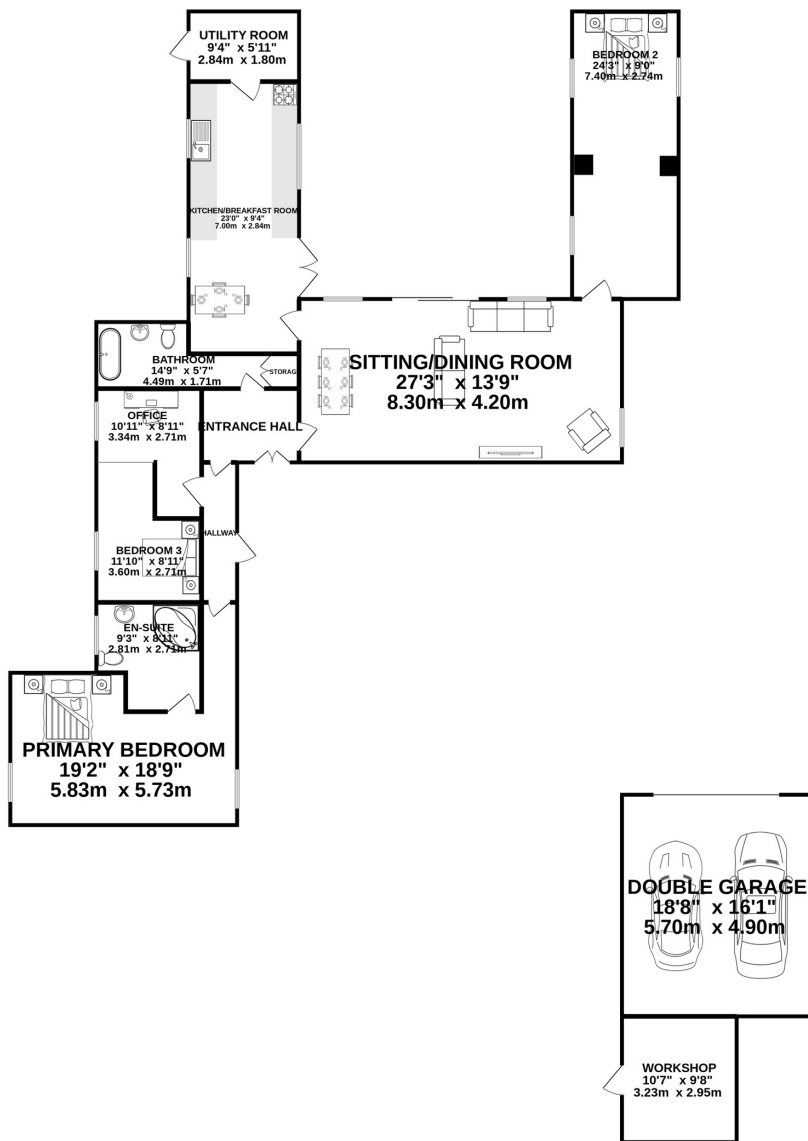




BASEMENT  
223 sq.ft. (20.7 sq.m.) approx.



GROUND FLOOR  
1894 sq.ft. (176.0 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

**GROUND FLOOR**

<b>Entrance Hall</b>	8'3 x 6'3
<b>Sitting/Dining Room</b>	27'3 x 13'9
<b>Kitchen/Breakfast Room</b>	9'4 x 23'0
<b>Utility Room</b>	9'4 x 5'11
<b>Bedroom 2</b>	9'0 x 24'3
<b>Bathroom</b>	14'9 x 5'7
<b>Bedroom 3</b>	8'11 x 11'10
<b>Office</b>	8'11 x 10'11
<b>Primary Bedroom</b>	19'2 x 18'9
<b>En-suite</b>	8'11 x 9'3

**BASEMENT**

<b>Games Room/Store</b>	19'2 x 13'5
<b>Garage</b>	16'1 x 18'8

**KEY FACTS**

Three bedroom 1960's floating bungalow  
Property in need of refurbishment  
Shared private lane to beach front  
No covenants or restrictions  
Highly sought after Grouville location  
Good bus route

**SERVICES**

Mains drains and water

**HEATING**

Oil fired central heating

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Grouville  
Le Rocquier

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£1,195,000**



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