



Rock Bottom, Crabby, Alderney

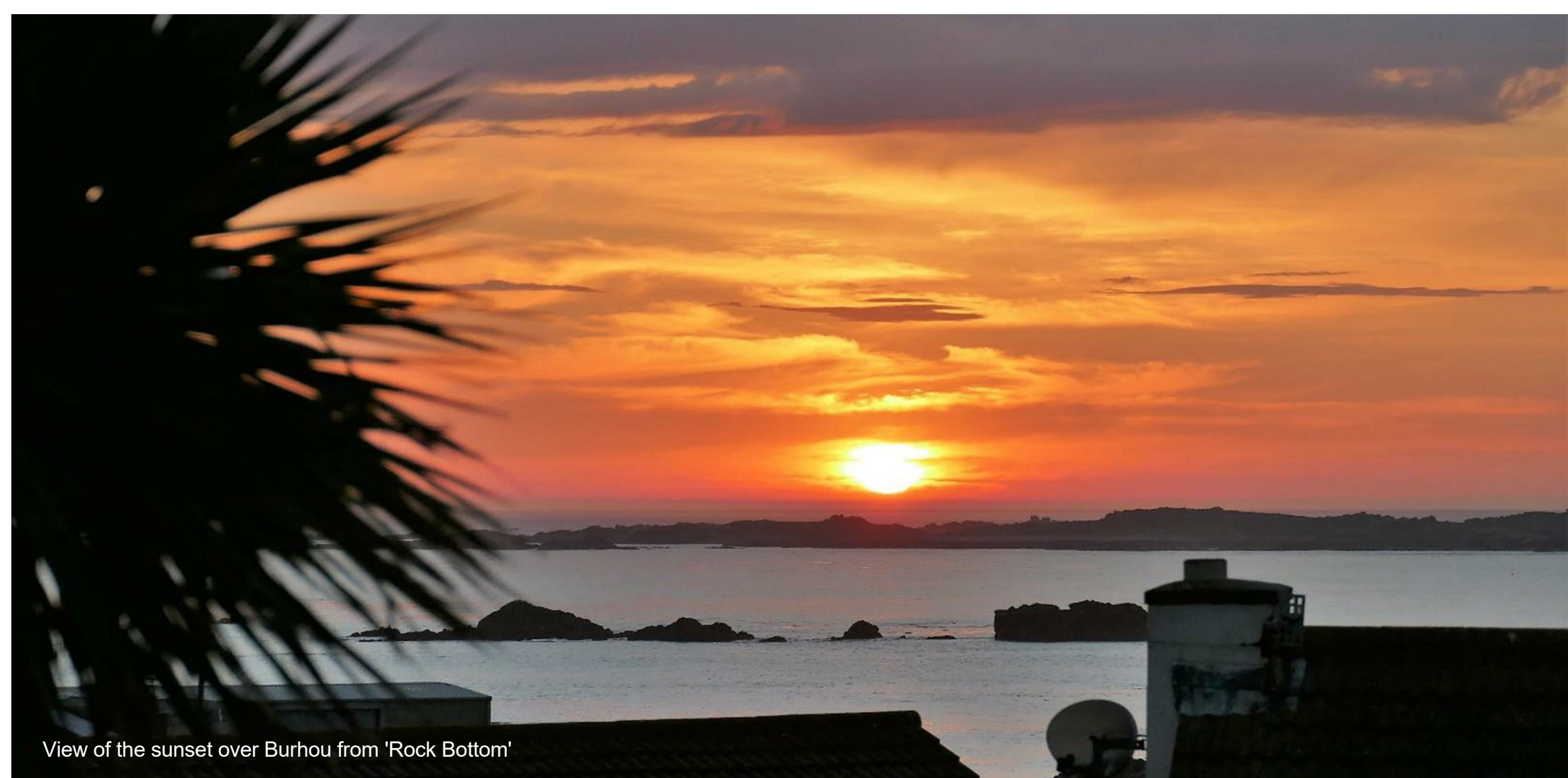
*Distinctive
Collection*





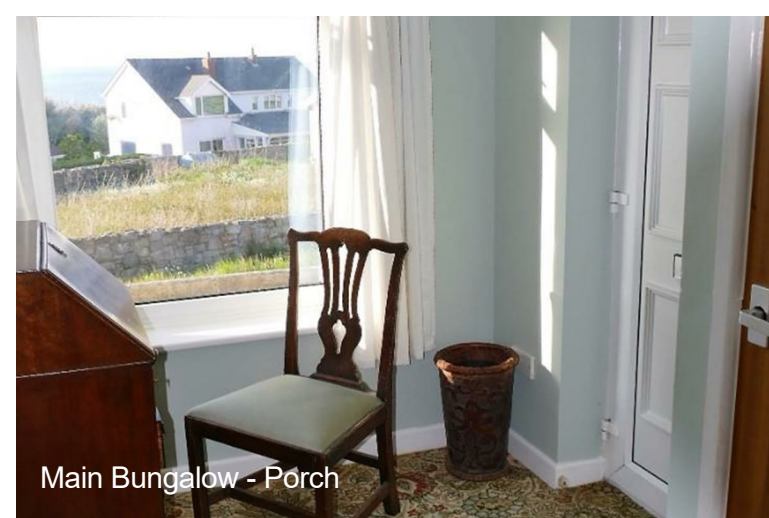
'ROCK BOTTOM', CRABBY, ALDERNEY, CHANNEL ISLANDS comprises two bungalows both of which have superb sea views to Burhou Island and the English Channel. The main three bedroom bungalow is a comfortable, family home with extensive off-road parking, a conservatory and a kitchen garden. It has an ensuite shower to the main bedroom and a family bathroom. Both bungalows currently have Sky TV systems. Rock Bottom offers a versatile package for either multi-generational living or to provide a family with a business income.

The rear Annexe bungalow has a two bedroom holiday let business but also has an interconnecting door to a self-contained one bedroom apartment which could make a larger holiday let or be left as a separate accommodation for family and friends. Each of these units has a shower room and the apartment has a new multi-fuel stove in the living area. Each bungalow has an independent oil central heating system, both with new fuel tanks. The holiday let is sold furnished and complete and can generate between €600-€800 per week and has a very strong repeat client base. There is a plot at the rear of the annexe which could easily accommodate a large workshop/garage, subject to planning permission (SPP), and an easy to maintain kitchen garden.



View of the sunset over Burhou from 'Rock Bottom'

An amazing property in an elevated position overlooking the beautiful bay of Platte Saline, just a 3 minute walk to the beach and an 8 minute walk to the town centre. It really is location location location !



Main Bungalow - Porch



Main Bungalow - Bedroom



Main Bungalow - Lounge



Main Bungalow - Dining Room

The main bungalow consists of a large entrance porch, lounge/diner, a fitted kitchen, with a dishwasher and gas cooker and a bright warm conservatory facing south.

There are three bedrooms (one with en-suite) and a family bathroom. The lounge/diner has spectacular sea views from every window.

The conservatory, which provides an alternative entrance to the bungalow, adjoins the dining room and kitchen. The entire property benefits from double glazed windows and patio doors.

Both bungalows have fast Broadband.



Main Bungalow - Kitchen



Main Bungalow - Master Bedroom



Main Bungalow - Kitchen



Main Bungalow - Kitchen



Main Bungalow - Bedroom



Main Bungalow - Conservatory



Main Bungalow - Bedroom



ROCK BOTTOM ANNEXE BUNGALOW

The 'Rock Bottom' annexe is a peaceful, comfortable bungalow close to the town and harbour. It currently comprises:

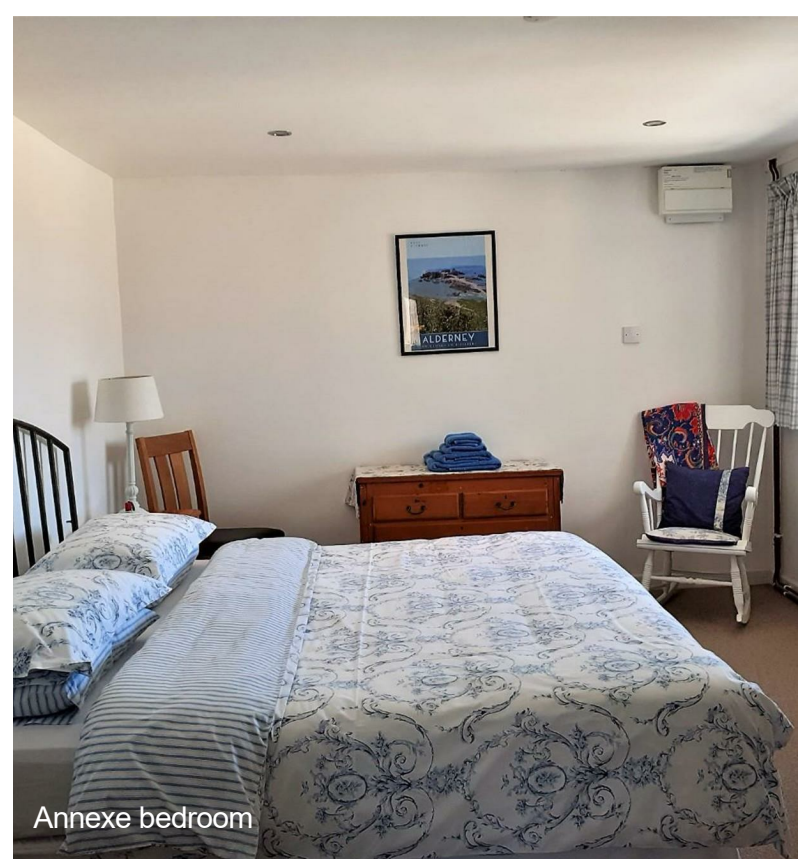
A two bedroom, lounge/diner, kitchen, shower room holiday let. This is being sold fully furnished and equipped. Sky TV multi-room is currently fitted. It has a new central heating system.

A one bedroom (with mezzanine), sound-proofed lounge/diner/kitchen, shower room private family apartment. This benefits from a new multi-fuel stove in addition to central heating.

These areas have an interconnecting door so could be used together to enlarge the holiday rental business. The annexe was refurbished in 2016.



Annexe lounge



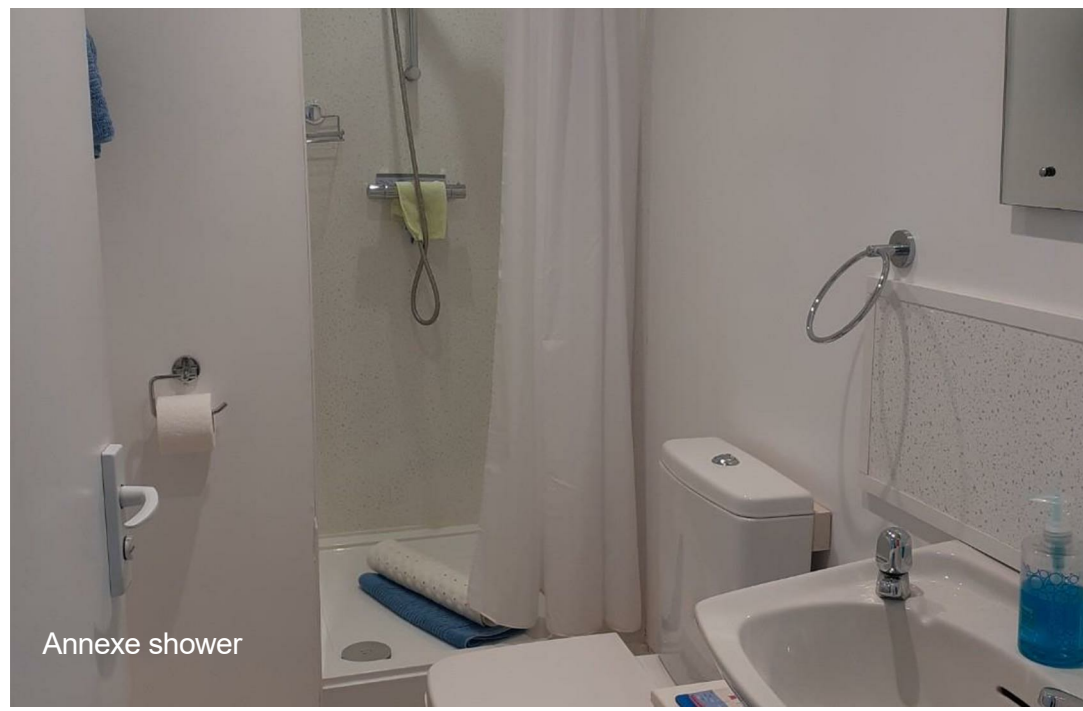
Annexe bedroom



Annexe bedroom



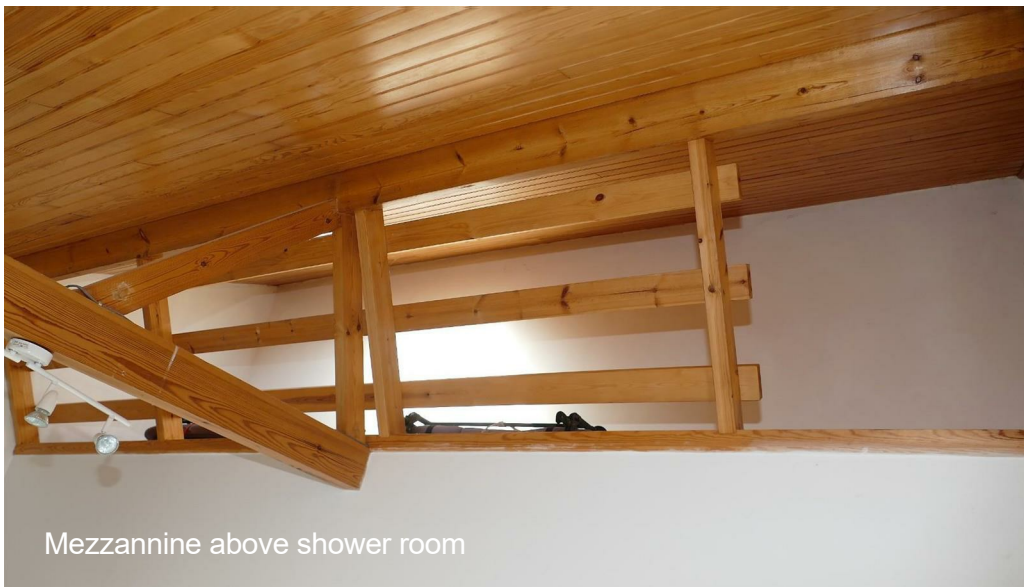
Annexe Kitchen



Annexe shower



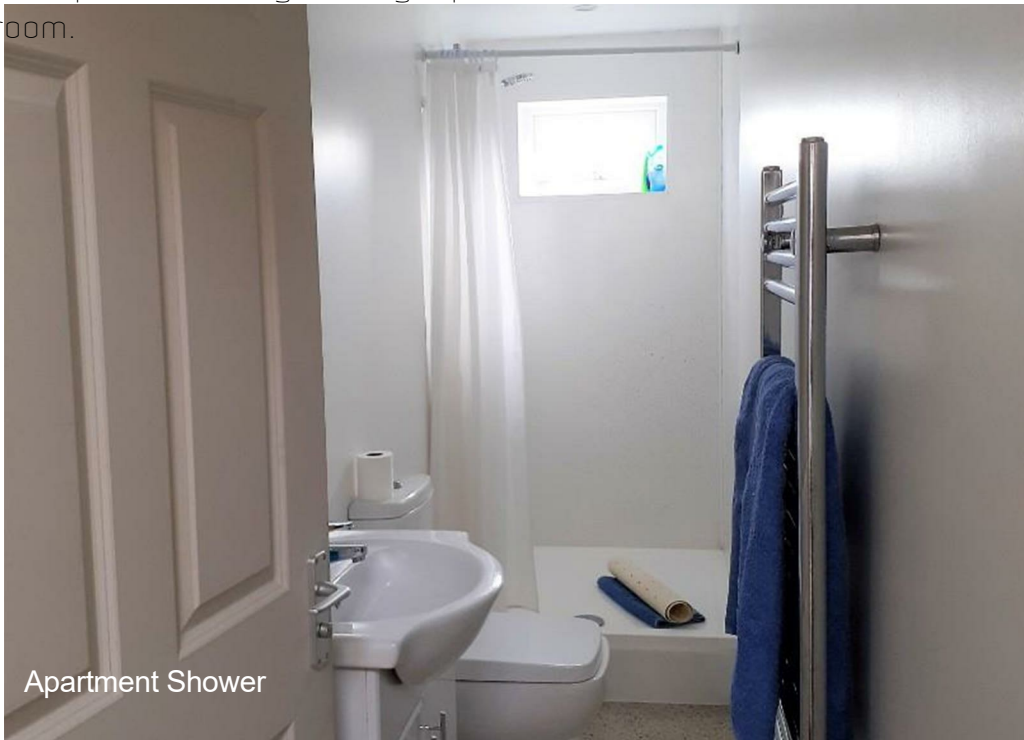
Annexe Seaview



Mezzanine above shower room

Family Apartment

This light, airy family apartment has a multi-fuel stove and views of the garden with outside access. There are electric Velux windows in the roof space and a large storage space mezzanine above the shower room.



Apartment Shower



Apartment Lounge

The Self-Catering Annexe.

This bungalow also enjoys fantastic sea views from the lounge/diner and main bedroom. Holiday guests can enjoy watching the sun set behind the Island of Burhou and ships pass through the English Channel.

'Rock Bottom' is three minutes from Platte Saline beach, one of the finest shore fishing venues in the Channel Islands for bass, sole, gilthead bream, tope, black bream, red and grey mullet caught year round. It is easy walking distance to the harbour, the swimming beach at Braye and supermarkets, pubs and restaurants. The town is just eight minutes walk up the Vallee.



Annexe Bedroom



Annexe Bathroom



Views from the annexe.



Whether your passion is walking, cycling, bird-watching or shore angling, 'Rock Bottom' is ideally placed at the bottom of the Vallee and close to the harbour and all amenities. The golf course and airport are just five minutes away by car.



General Information

Tenure: The property is Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

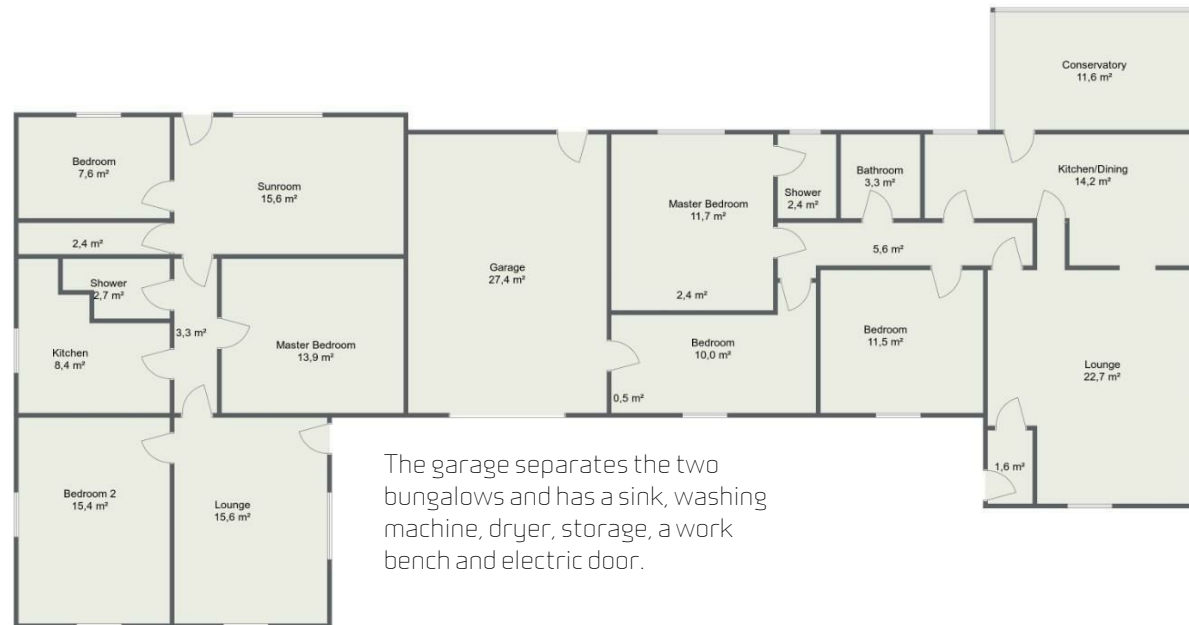
Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

The self contained family apartment has a connecting door to the annexe and can be used separately or integrated as a third bedroom with a mezzanine above the shower room for futons.

The main bungalow has three bedrooms, one en-suite and a spacious lounge, sitting room dining area and south facing conservatory.

Rock Bottom Single storey throughout.



NOTES: SELF CATERING BUSINESS; Accounts showing the income received from the booking agency Alderney Accommodation are available on request. We have guaranteed that all bookings up to September will be honoured. The self-catering annexe will be sold as a 'going concern' and all furniture, fittings, appliances in the annexe are included in the sale. Also a full supply of linen and spares for changeovers is included. In the family flat, the furniture and fittings are available by negotiation if required. All fitted carpets, blinds and curtains throughout the entire property are included in the sale.