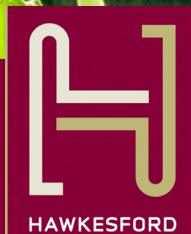




Val de Mer, Alderney  
£390,000



HAWKESFORD









REDUCED

A delightful 3 bedroom, terraced beach house, with amazing sea views over Braye Bay and the harbour.

The house has been renovated over the past two years and has been brought up to a high standard.

The ground floor consists of a large open plan lounge and dining room, which leads into a large south facing conservatory, a fully fitted kitchen and a new shower room.







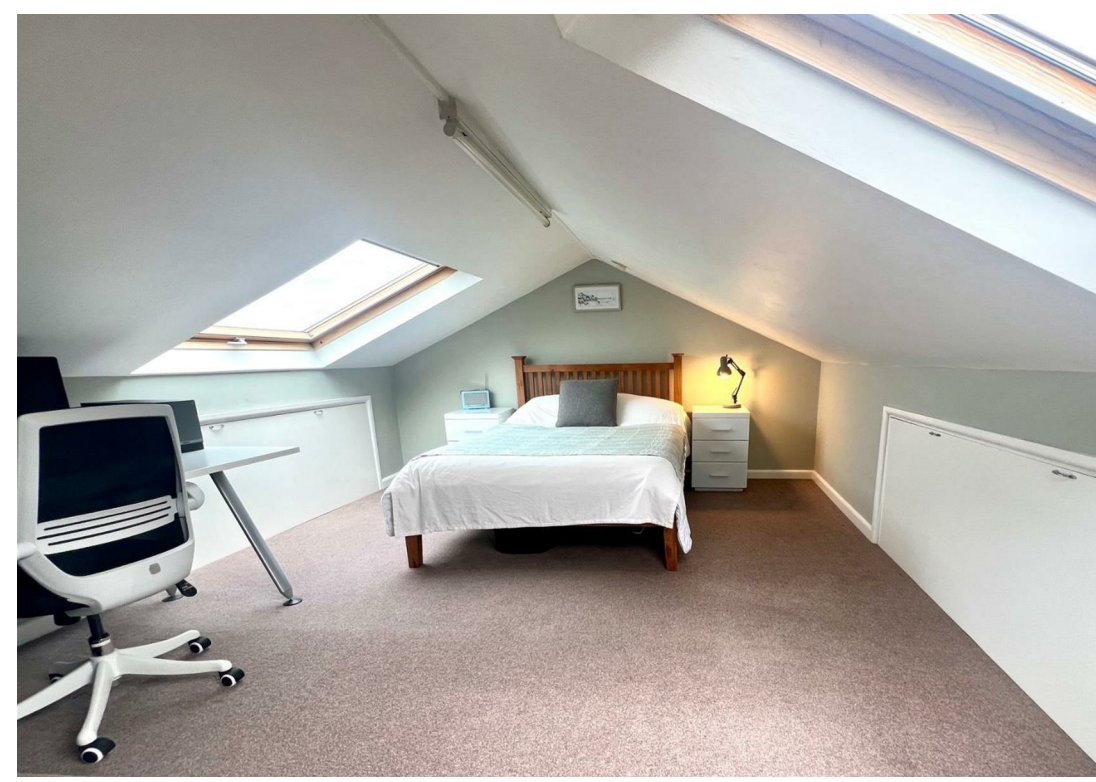
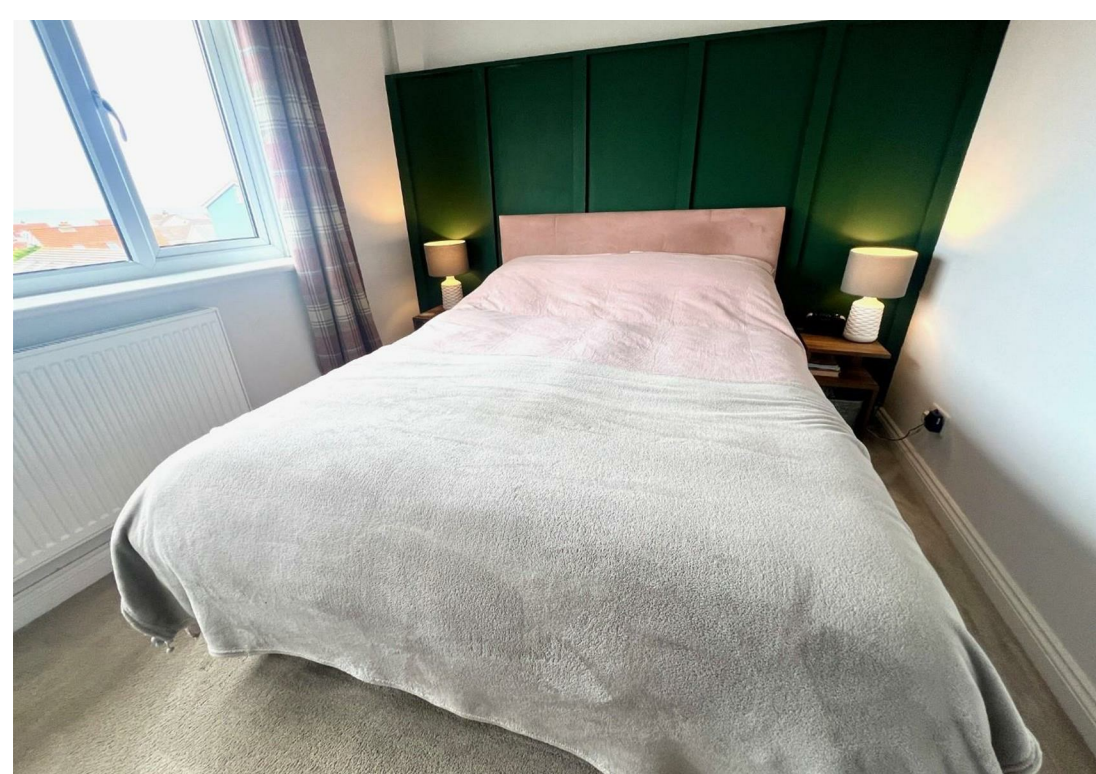
The first floor consists of three double bedrooms. The master bedroom has the benefit of sea views and a walk-in wardrobe.

The second floor has a large double bedroom with sea views.

The house has a front and rear garden and a garage.

All mains services.





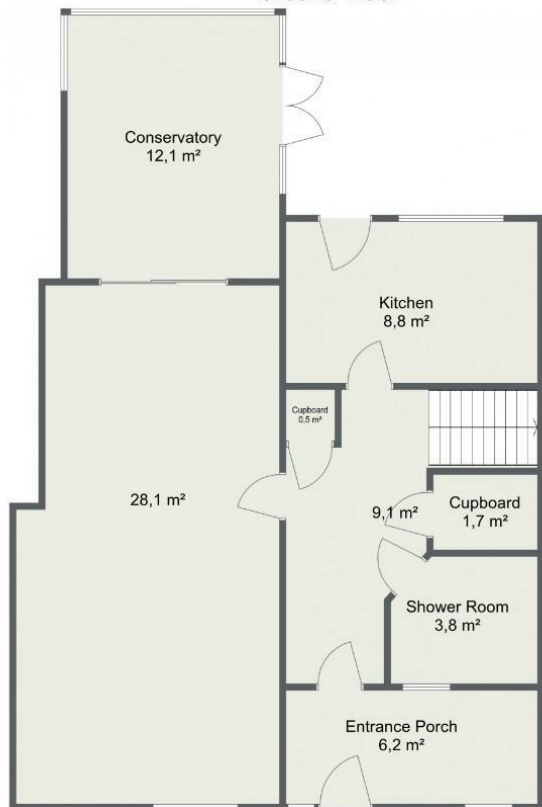








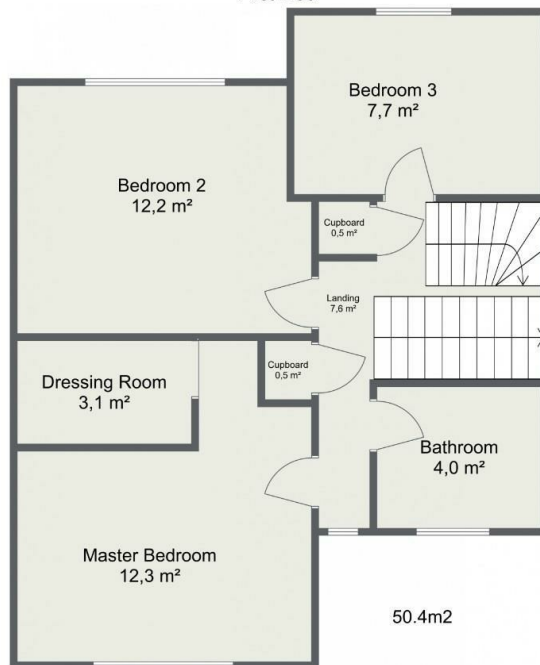
### 6 Val de Mer Ground Floor



72.9m2



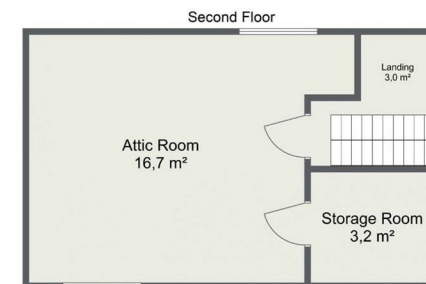
### 6 Val de Mer First Floor



50.4m2



### 6 Val de Mer





# General Information

**Tenure:** We believe the property to be 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. We believe the property to be freehold. 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.

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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.