



9 Little Street
 For Sale £285,000
 Freehold

- Two adjoining cottages amalgamated into one home
- Two bedrooms and two reception rooms
- In need of refurbishment throughout
- Elevated rear garden and garage opposite



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Approximate
boundary outline

A two-story house with light blue horizontal siding and a red tiled roof. A chimney is visible on the roofline. The house has several windows and a front door. The text is overlaid on the upper half of the image.

9 Little Street is a distinctive two-bedroom home formed from the amalgamation of two adjoining cottages. Requiring refurbishment throughout, the property offers an exciting opportunity for a purchaser to create a characterful home tailored to their own requirements.

The ground-floor accommodation is interconnected and comprises an entrance hall, two separate reception rooms, an upgraded fitted kitchen, a rear hallway and a bathroom. On the first floor, the two sections remain separate: one staircase leads to a bedroom with a dressing room, while the second bedroom is approached via the staircase in the adjoining cottage.

Externally, the property benefits from an elevated rear garden with mature planting, stone walling and space for outdoor seating.

A separate garage is conveniently positioned opposite the house.



Entrance Hall 9'6 x 9' North and south upvc double glazed windows, lino flooring, curtains, ceiling light point, power points, fireplace

Reception Room 16'2 x 11'3 North and south upvc double glazed windows, carpet, curtains, ceiling light point, power points, radiator, fire place

Hall 18'2 x 2'8 South facing semi-glazed double glazed upvc door, carpet, wall light point, fuses

Reception Room 2 16'2 x 9' North and south upvc double glazed windows, lino flooring, curtains, ceiling light point, power points, fire place



Rear Hall 5'9 x 3'3 South facing semi-glazed double glazed upvc door, vinyl flooring, ceiling light point

Kitchen 12'9 x 10'3 North and west facing upvc double glazed windows, vinyl floor, venetian blind, recessed ceiling spot lights, power points, radiator, fuses, base units, work tops, wall cabinets, one and a half sink unit with single drainer, Hotpoint oven and grill, 5-ring gas hob, extractor, fridge with freezer under, plumbing for washing machine



Bathroom 9'5 x 5'3 South and west high level upvc double glazed windows, vinyl flooring, nets, recessed ceiling spot lights, ladder radiator, matching suite comprising bath with shower attachment, WC, hand basin with mirror and medicine cupboard over.

FIRST FLOOR

Landing 5'3 x 4'9 North facing window

Bedroom 1 13' x 11' South facing upvc double glazed window, timber flooring, curtains, ceiling light point, power points, radiator, timber strip ceiling

Dressing Room 8' 8 x 5'3 (off Bedroom 1), North facing wooden single glazed window, timber strip ceiling, ceiling light point

Bedroom 2 16'2 x 9' south facing upvc double glazed window, north facing single glazed timber window, carpet, curtains, ceiling light point, power points, radiator.



Garage 23' x 10'8" situated opposite the cottage, two north facing high level windows giving light to mezzanine level, concrete floor, timber doors.

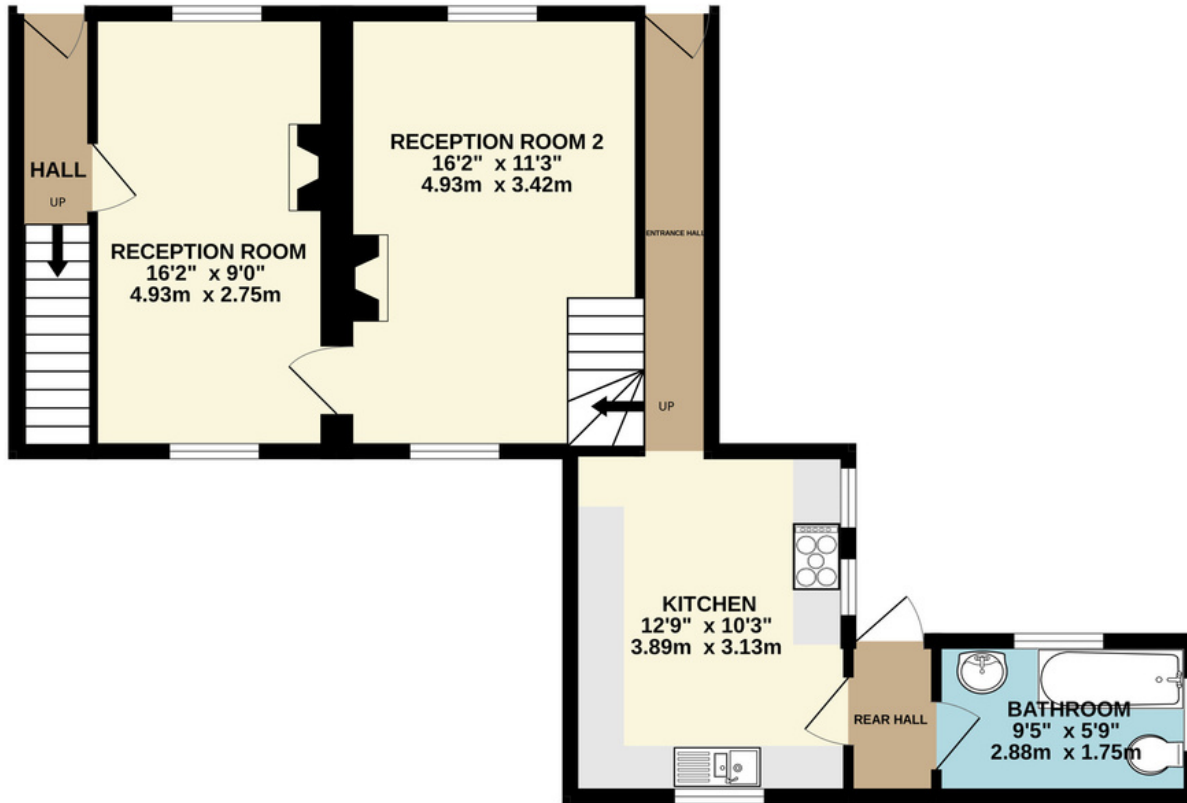




Steps up from the rear hall to a small lawned sitting area with raised flower bed and mature bushes to adjacent boundary, external oil-fired boiler. Leading through to a further flat area approximately 23' x 10'8" with a gate opening onto Le Coignet.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.
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DETAILS AND MEASUREMENTS

GROUND FLOOR

Entrance Hall	18'2 x 2'8
Reception	16'2 x 11'3
Reception 2	16'2 x 9'
Kitchen	12'9 x 10'3
Rear Hall	5'9 x 3'3
Bathroom	9'5 x 5'3

FIRST FLOOR

Landing	5'3 x 4'9
Bedroom 1	13' x 11'
Dressing Room	8' 8 x 5'3
Bedroom 2	16'2 x 9'

Garage 23' x 10'8

SERVICES

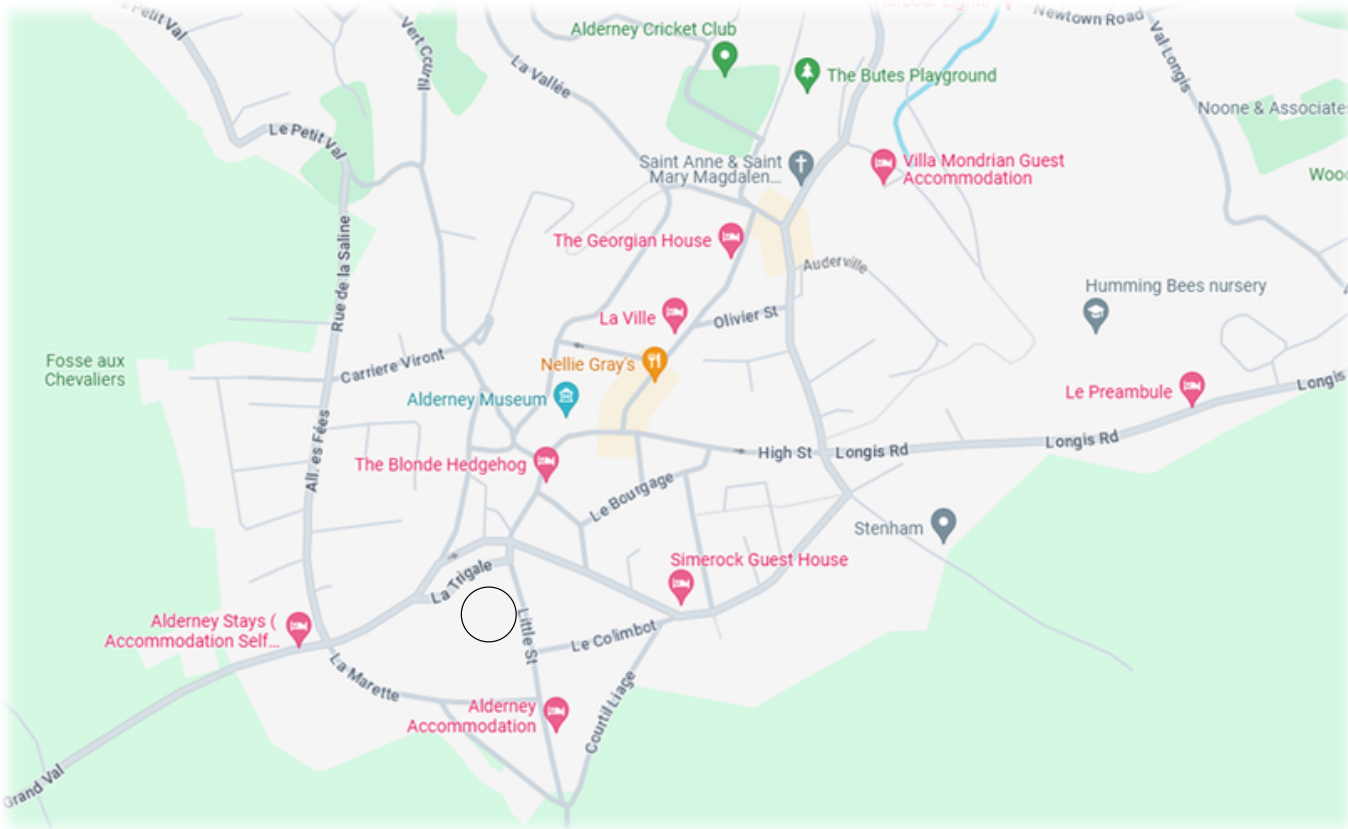
Mains water and electricity & oil fired central heating

APPLIANCES

- Hotpoint oven and grill
- 5 ring gas hob
- Fridge with freezer under

PROPERTY RATES

- Alderney Property Tax (annually) - £546.72
- Water rate (quarterly) - £80.57
- Subject to change



These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. 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. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.



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