



**Perfect View,
14 Brickfields**
For Sale £269,000
Freehold

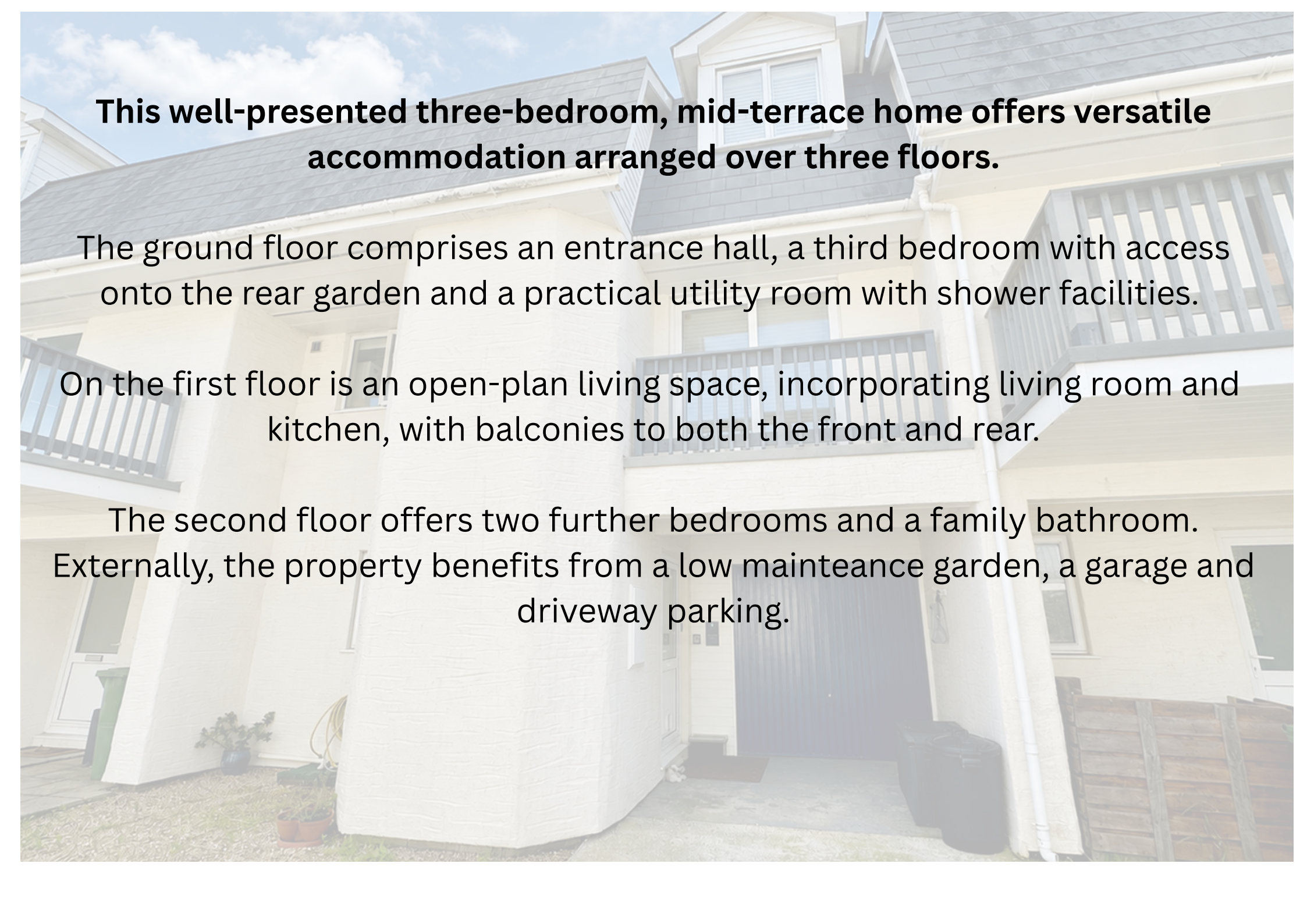
- Modern 3 bedroom home
- Open-plan living room and kitchen
- Balconies to the front and rear
- Enclosed garden, garage and driveway



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Approximate boundary outline





This well-presented three-bedroom, mid-terrace home offers versatile accommodation arranged over three floors.

The ground floor comprises an entrance hall, a third bedroom with access onto the rear garden and a practical utility room with shower facilities.

On the first floor is an open-plan living space, incorporating living room and kitchen, with balconies to both the front and rear.

The second floor offers two further bedrooms and a family bathroom. Externally, the property benefits from a low maintenance garden, a garage and driveway parking.



Entrance Hall 6'4" x 5'2", west facing UPVC double glazed front door with obscure glass and adjacent pane, tiled floor, ceiling light point, power points, radiator, consumer unit with circuit breakers and under stairs storage.

Bedroom 3/Study 14' x 8'8", south facing UPVC double glazed door, fitted carpet, curtains, ceiling light point, power point, radiator and telephone point, recessed wardrobes.

Shower room/Utility 7'8" x 5'9", north facing UPVC double glazed window with obscure glass, vinyl tile effect flooring, ceiling light point, radiator, Hotpoint washing machine, WC, stainless steel hand basin, mirror and splash back tiling, shower unit with splash back panelling, extractor fan.



Carpeted stairs to 1st floor:

Living Room 15'6" x 14'4", south facing UPVC double glazed window, north and south facing UPVC double glazed doors to balconies, fitted carpet, blinds, ceiling light points, ceiling fans, power points, radiators, television point, telephone point, Drayton timer control. The south facing balcony overlooks greenbelt while the smaller balcony faces to the front.



Kitchen 14'4" x 7'6", north and south facing UPVC double glazed windows, Karndean flooring, blinds, ceiling light points, power points, radiator, base units, work tops, wall cabinets, stainless steel sink and single drainer, Hotpoint gas cooker, extractor and light over, Bosch fridge-freezer, Zanussi dishwasher, splash back tiling.





Carpeted stairs to 2nd floor:

Landing fitted carpet, north facing Velux window with blind and cupboard.

Bedroom 1 16'6" x 11'6", north and south facing UPVC double glazed windows with shutters, fitted carpet, ceiling light point, power points, radiators, television point, fitted wardrobes.

Bathroom 7'10" x 5'11", south facing double glazed Velux window with blind, vinyl flooring, ceiling light point, radiator, towel rail, matching suite comprising bath with shower attachment, hand basin with mirror over, WC, splash back tiling and storage cupboard.



Bedroom 2 14'4" x 8', south facing double glazed Velux window with blind, fitted carpet, ceiling light point, power point, radiator and television point.

External

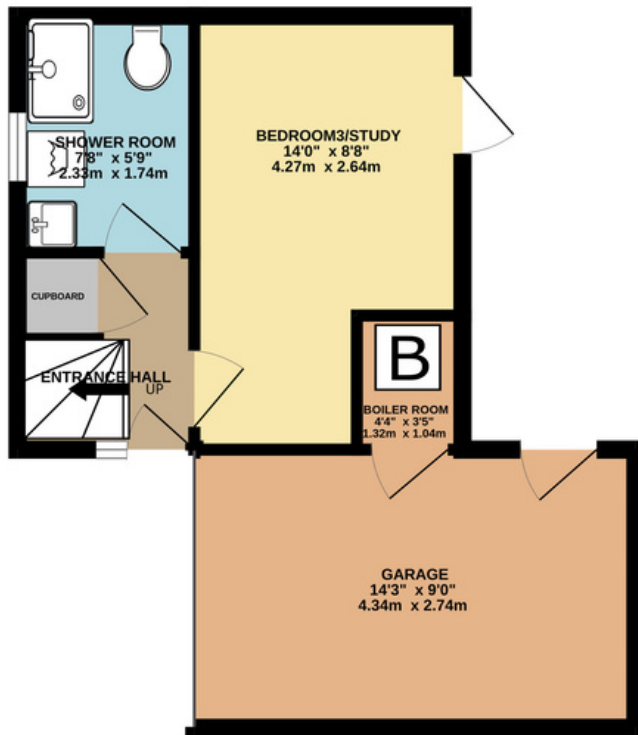
Garage north facing up and over garage door, east facing UPVC double glazed door, concrete floor, ceiling light point, timer control, boiler room housing Grant combi Boiler, power points.



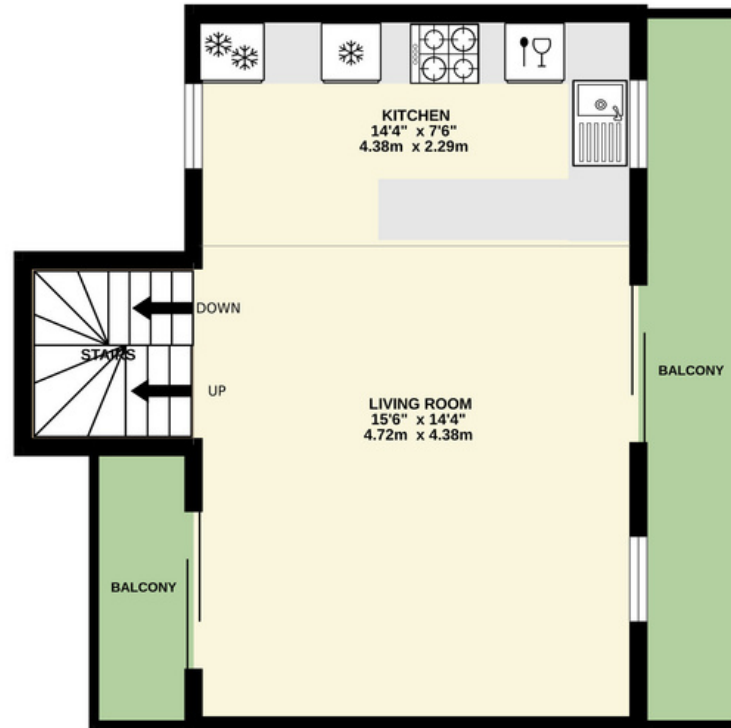
The enclosed, low-maintenance garden is laid with timber decking and direct access into the garage.



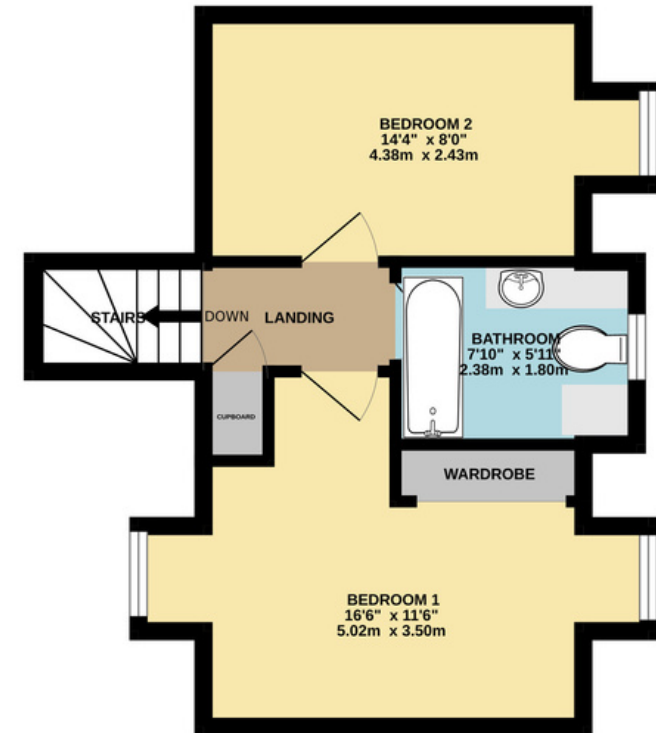
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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

ACCOMMODATION

GROUND FLOOR

- Entrance Hall 6'4" x 5'2"
- Bedroom 3/Study 14' x 8'8"
- Shower room/Utility 7'8" x 5'9"
- Garage 14'3" x 9'

FIRST FLOOR

- Living room 15'6" x 14'4"
- Kitchen 14'4" x 7'6"

SECOND FLOOR

- Bedroom 1 16'6" x 11'6"
- Bathroom 7'10" x 5'11"
- Bedroom 2 14'4" x 8'

SERVICES

- Mains water and electricity
- Oil fired central heating and bottled gas

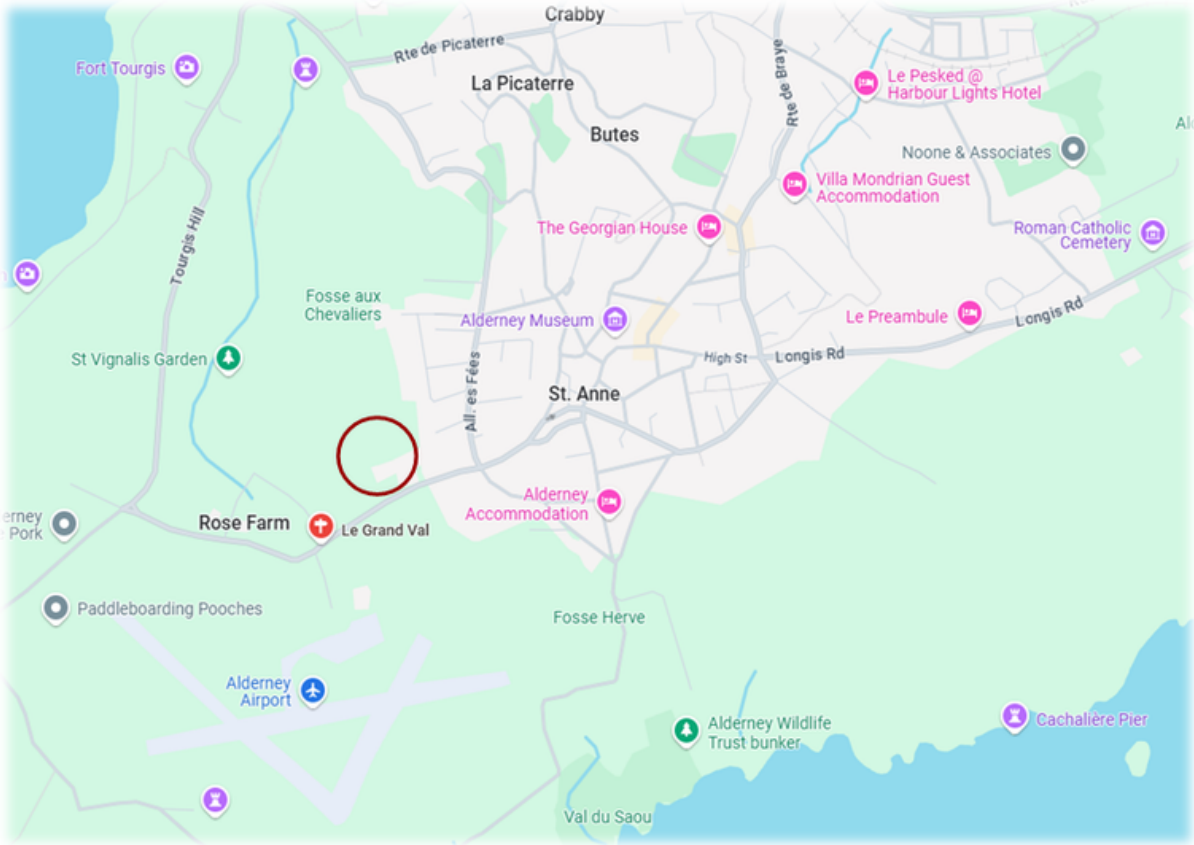
APPLIANCES

- Hotpoint washing machine, Hotpoint gas cooker,
- Bosch fridge-freezer, Zanussi dishwasher

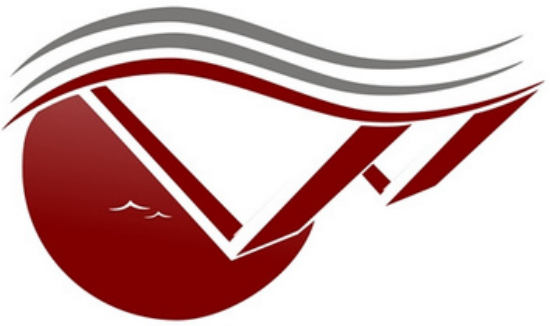
ALDERNEY PROPERTY TAX (ANNUALLY) - £651.24

Water rate (quarterly) - £82.62

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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