



1 Champs Beulai
 For Sale £665,000
 Freehold

- Excellent family home
- 4 bedrooms 2 bathrooms
- Elevated sea views
- Set within a peaceful Clos



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Approximate
boundary outline

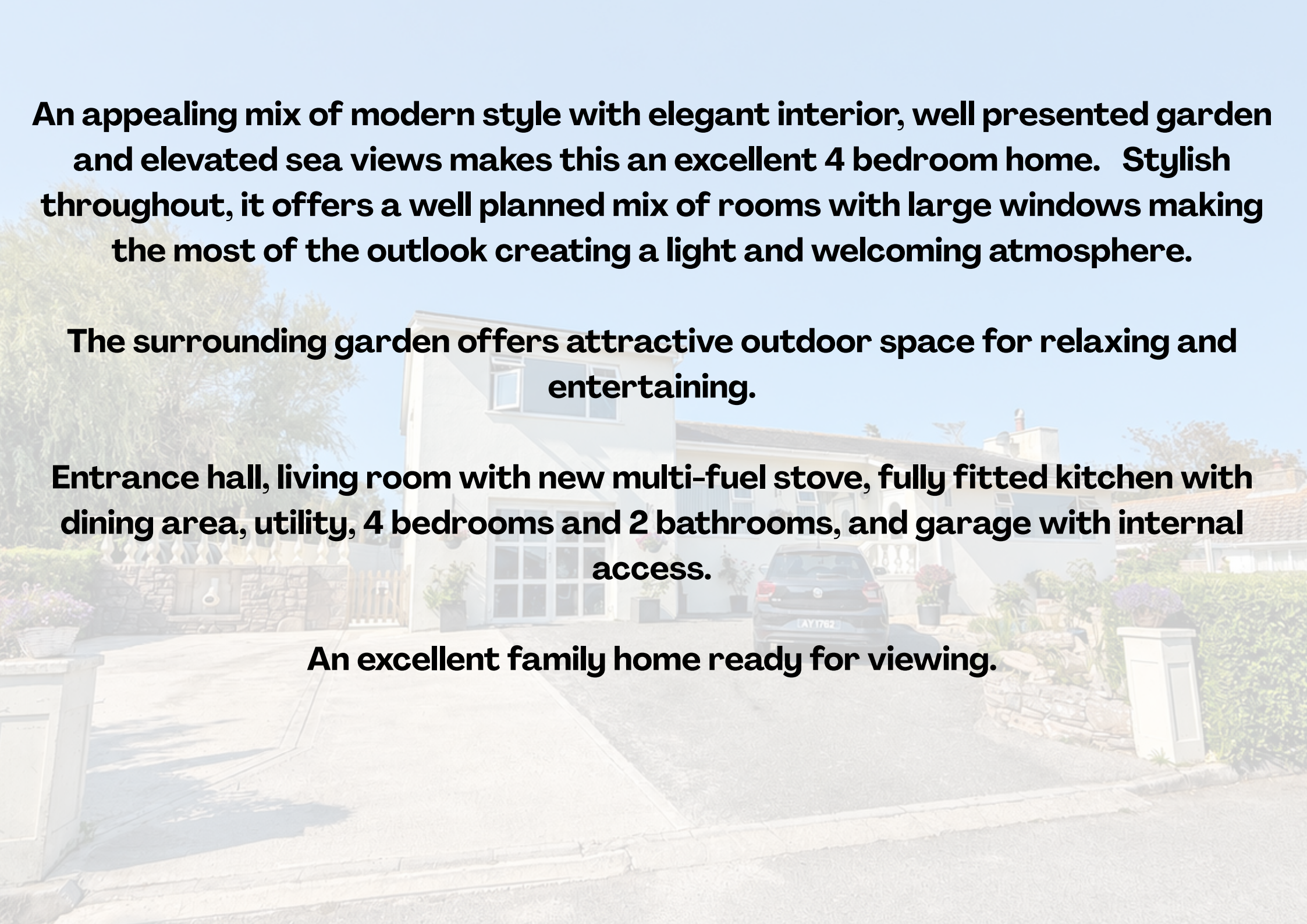


An appealing mix of modern style with elegant interior, well presented garden and elevated sea views makes this an excellent 4 bedroom home. Stylish throughout, it offers a well planned mix of rooms with large windows making the most of the outlook creating a light and welcoming atmosphere.

The surrounding garden offers attractive outdoor space for relaxing and entertaining.

Entrance hall, living room with new multi-fuel stove, fully fitted kitchen with dining area, utility, 4 bedrooms and 2 bathrooms, and garage with internal access.

An excellent family home ready for viewing.



Entrance Porch 6'1" x 4'5", north east facing UPVC double glazed window, south east facing UPVC double part glazed door, tiled flooring, ceiling spotlights, recessed storage cupboards, coving.

Living Room 19'5" x 19'1", north east facing UPVC double glazed picture window with distant sea views, solid oak flooring, blind, ceiling spotlights, power points, radiator, multi fuel stove set on tiled hearth, coving.





Kitchen 19'5" x 10'10", north west and south west facing UPVC double glazed windows, south west facing UPVC door to garden, tiled flooring, ceiling spotlights, ceiling light point, blinds, range of fitted base units, work tops and wall cabinets, Neff electric oven with combination oven above, Neff hob with Neff extractor fan over, radiators, partial wall tiling, coving, power points, Samsung freestanding fridge, Samsung freestanding freezer, telephone point.





Inner Hall 9' x 8'10", solid oak flooring, ceiling spot lights, coving, power points, loft access.

Bedroom 3 12'5" x 10'10" north east facing UPVC double glazed window, solid oak flooring, ceiling spot lights, recessed wardrobes, radiator, coving, power points.

Bedroom 4/ Study 9'3" x 9', north east facing UPVC double glazed window, solid oak flooring, ceiling spot lights, radiator, coving, power points.





Bathroom 10'10" x 9' (maximum measurements), south west facing UPVC double glazed windows with obscure glass, tiled flooring, ceiling spotlights, large walk in shower unit, hand basin set in vanity unit with mirror and lighting above, bath with shower attachment, heated towel rail, full wall tiling, extractor fan.



Shower Room 6'10" x 5'2" south west facing UPVC double glazed window with obscure glass, tiled flooring, ceiling spotlights, walk in shower unit, hand basin set in vanity unit with mirror and light over, WC, full wall tiling, heated towel rail, extractor fan.

Utility Area 10'10" x 9'6, south west facing UPVC double glazed window, solid oak flooring, ceiling spot lights, blind, telephone point, recessed storage cupboards, radiator, coving, power points, plumbing for washing machine.



Inner Hall 13' x 6'3" fitted carpet and tiled flooring, stairs to lower ground level and further stairs to first floor.

Principal Bedroom: 16'9" x 13' north east, south east and north west facing UPVC double glazed windows with distant sea views, fitted carpet, four recessed spotlights, television point, radiator, coving, power points.





Bedroom 2 13' x 9'9" north west and south west facing UPVC double glazed window, fitted carpet, ceiling spotlights, television point, radiator, coving, power points.

Boiler Room (*accessed externally*) 9'9 x 5'7", ceiling strip light, work top, Worcester boiler, Lifestyle timer control unit, power points, Hotpoint dryer, Zanussi machine.

Garage 16'10" x 13' north east facing UPVC glazed doors, tiled flooring, ceiling strip light, circuit breakers and meters, power points.



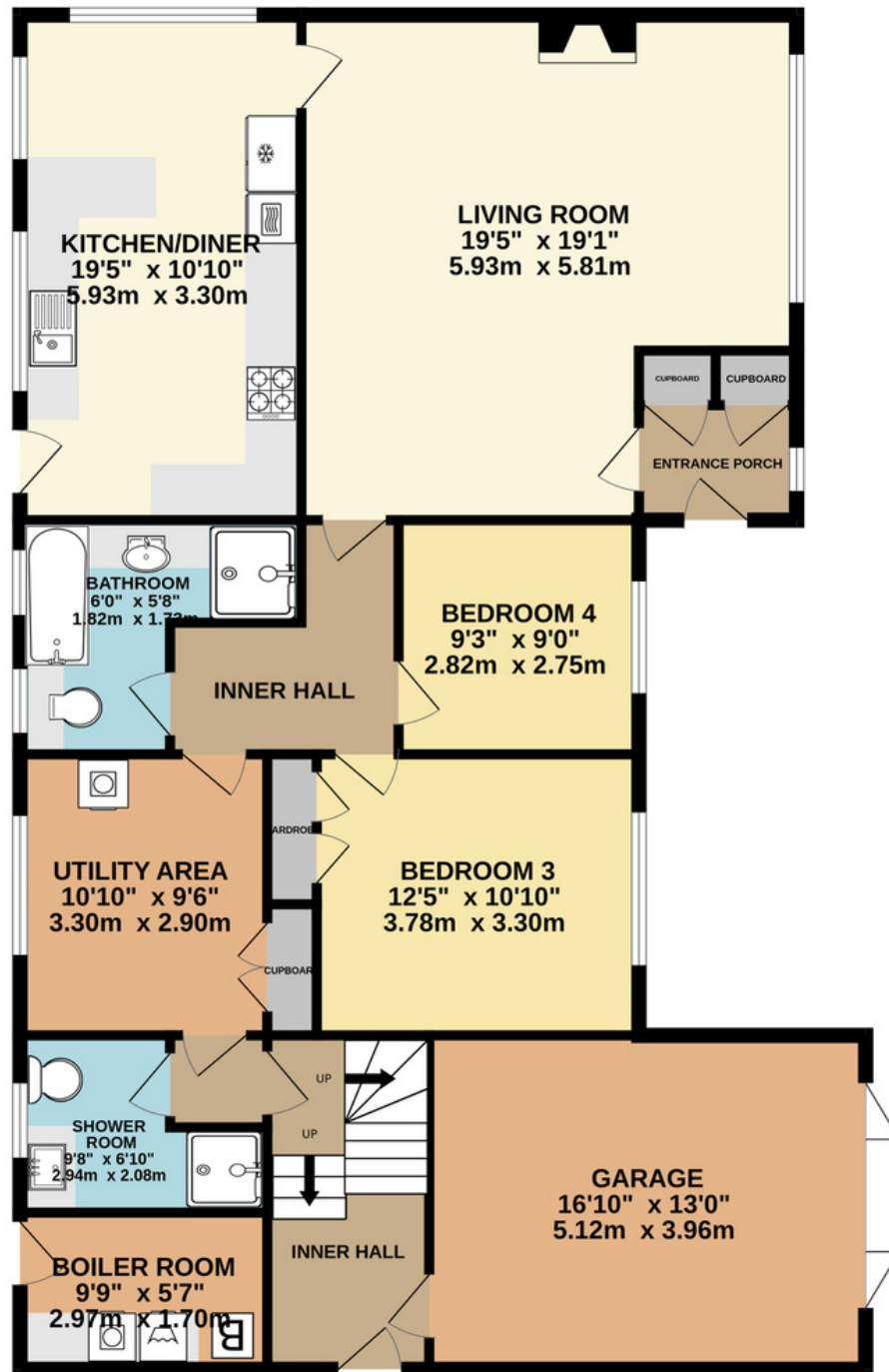
With garden surrounding, the front offers off-street parking for a couple of cars with an attractive pebbled area adjacent.



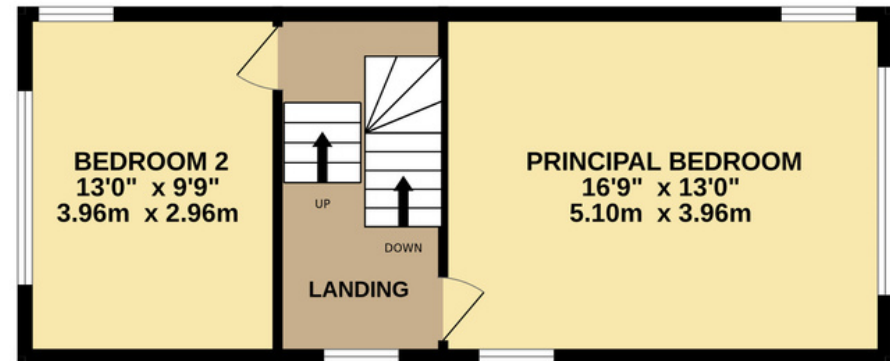
The back west facing garden includes both lawn and patio areas and an outdoor jacuzzi.



GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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

ACCOMODATION
GROUND FLOOR

Entrance Porch	6'1" x 4'5"	Inner Hall	9' x 8'10"
Kitchen	19'5" x 10'10"	Shower Room	6' x 5'8"
Sitting Room	19'5" x 19'1"	Cloakroom	6' x 2'7"
Utility Area	10'10" x 9'6"	Bathroom	10'10" x 9' (maximum measurements)
Bedroom 3	12'5" x 10'10"	Inner Hall	13' x 6'3"
Bedroom 4	9'3 x 9'		

SERVICES

Mains water, electricity, gas, oil

APPLIANCES

- Neff electric oven
- Neff hob
- Samsung freestanding fridge
- Samsung freestanding freezer
- Hotpoint tumble dryer
- Zanussi washing machine

ALDERNEY PROPERTY TAX (ANNUALLY) £1,090.62

WATER RATES (QUARTERLY) £126.99

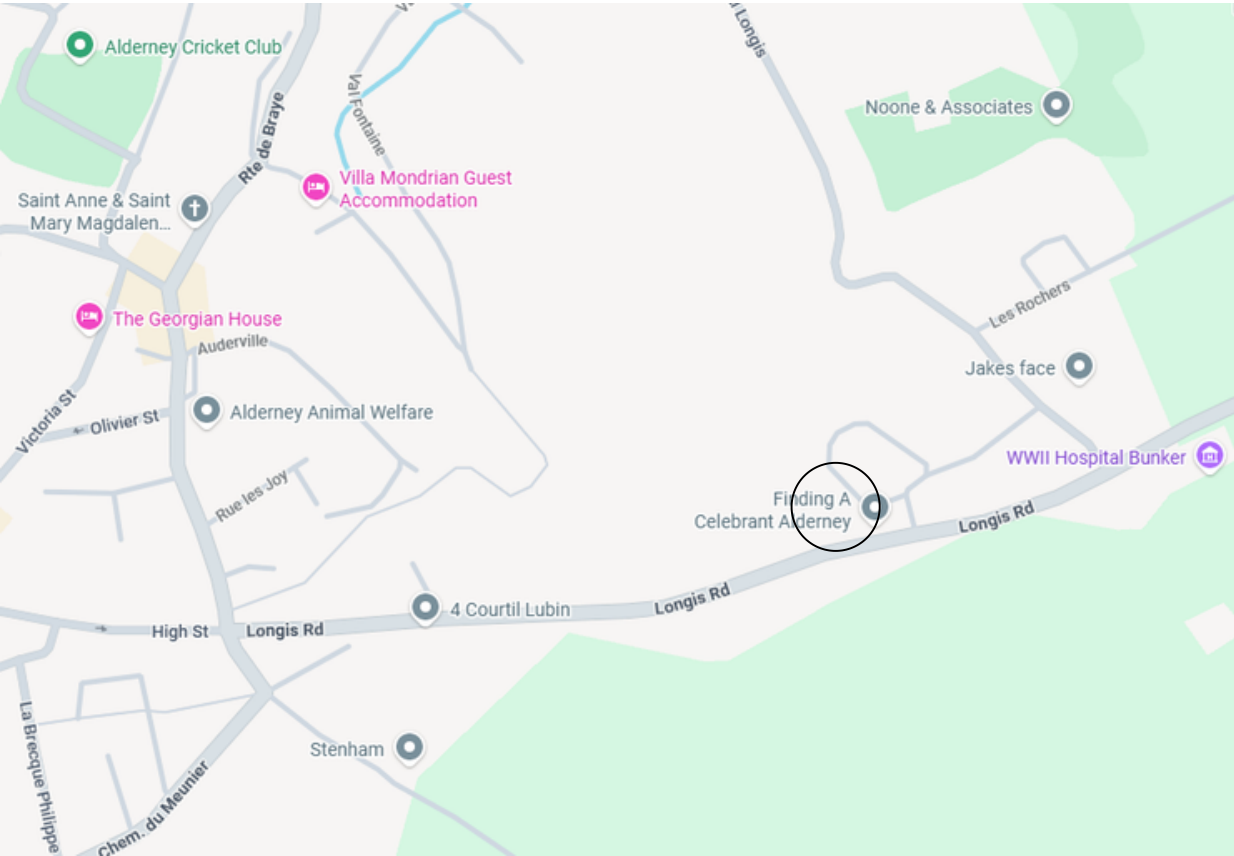
(subject to change)

FIRST FLOOR

Principal Bedroom	16'9" x 13'
Bedroom Two	13' x 9'9"

EXTERNAL

Garage	16'10" x 13'
Boiler Room	9'9 x 5'7"



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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