



- Newly built contemporary home
- Impressive living room
- Attention to comfort, efficiency and detail throughout
- Low maintenance garden

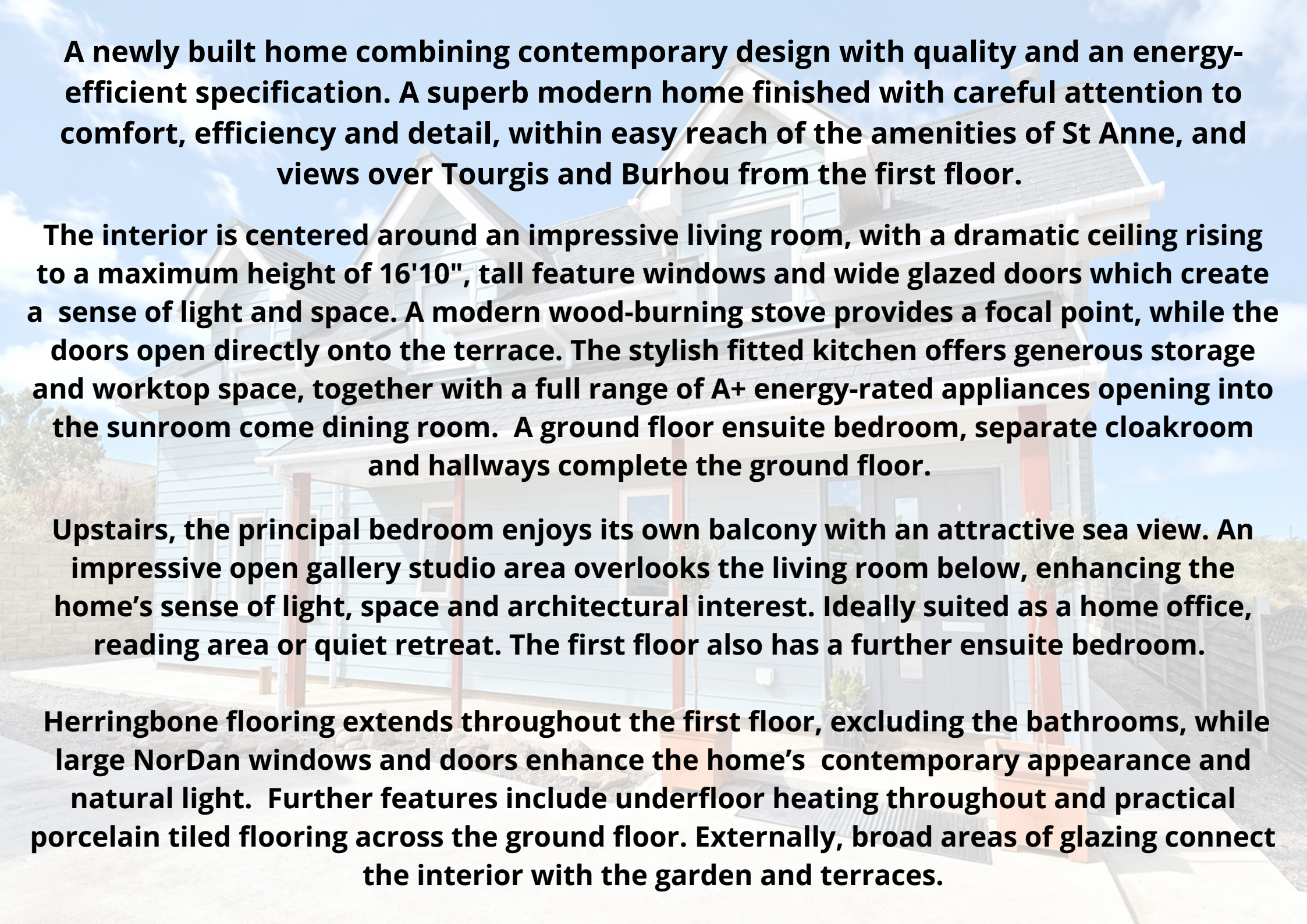


www.bellandcoalderney.com
info@bellandco.me
 +44 (0) 1481 822562 / 823117

Brightside
 For Sale
 £1,130,000 Freehold



Approximate
boundary outline



A newly built home combining contemporary design with quality and an energy-efficient specification. A superb modern home finished with careful attention to comfort, efficiency and detail, within easy reach of the amenities of St Anne, and views over Tourgis and Burhou from the first floor.

The interior is centered around an impressive living room, with a dramatic ceiling rising to a maximum height of 16'10", tall feature windows and wide glazed doors which create a sense of light and space. A modern wood-burning stove provides a focal point, while the doors open directly onto the terrace. The stylish fitted kitchen offers generous storage and worktop space, together with a full range of A+ energy-rated appliances opening into the sunroom come dining room. A ground floor ensuite bedroom, separate cloakroom and hallways complete the ground floor.

Upstairs, the principal bedroom enjoys its own balcony with an attractive sea view. An impressive open gallery studio area overlooks the living room below, enhancing the home's sense of light, space and architectural interest. Ideally suited as a home office, reading area or quiet retreat. The first floor also has a further ensuite bedroom.

Herringbone flooring extends throughout the first floor, excluding the bathrooms, while large NorDan windows and doors enhance the home's contemporary appearance and natural light. Further features include underfloor heating throughout and practical porcelain tiled flooring across the ground floor. Externally, broad areas of glazing connect the interior with the garden and terraces.

The front vestibule, with built in cupboards leads to....

Living Room 23'6 x 12'10", light-filled living space with an impressive vaulted ceiling, contemporary tiled flooring and extensive glazing with doors opening onto the garden. A stylish wood-burning stove provides an attractive focal point, while the generous proportions offer ample room.





Sun Room / Dining Room 12'5" x 9'8", a light-filled retreat surrounded by extensive glazing. Contemporary tiled flooring and direct outdoor access.

Kitchen 16'8" x 13'9", a contemporary kitchen featuring sleek fitted units, generous work surfaces, breakfast bar and a range of integrated appliances. Hoover washing machine, Bosch electric oven with Bosch microwave above, AEG induction hob with Faber extractor fan above, Integral full height AEG fridge, Integral full height AEG freezer, Integral AEG dishwasher



Front Vestibule 6' x 5'10" **Utility Room** 8'4 x 8'2"
Hallway 26' x 7'3" **Cloakroom** 7'5" x 6'

Bedroom 2 14'3" x 10'3"
Ensuite shower room 10' x 6'4"

The ground floor also benefits from two large storage cupboards.

FIRST FLOOR

Stairs leading to...

Gallery Studio 20'9" x 13'2", a bright and spacious gallery studio currently used as a home office overlooking the living room below, and with views over to Burhou.





Principal Bedroom 18'2" x 13'10", a well proportioned principal bedroom, featuring fitted wardrobes, full-height glazed doors open directly onto the balcony with sea views across to Burhou.

Balcony 13'10" x 5'8"



Ensuite 14' x 11', a spacious ensuite bathroom, fully tiled and fitted with a deep inset bath, large walk-in shower, wash hand basin set within a vanity unit, and WC. A heated towel rail, recessed lighting and decorative mosaic detailing.



Bedroom 3 13'10" x 10', a bright and well-proportioned double bedroom, featuring an attractive partially vaulted ceiling and windows to two aspects.

Ensuite shower room 9'8" x 5'10", a well-appointed shower room, fully tiled and fitted with a glazed shower enclosure, wash hand basin set within a vanity unit, and WC. Recessed lighting, a heated towel rail and decorative mosaic detailing complete the room.



Bedroom 2 16'8" x 14'5", a bright and well proportioned double bedroom with windows to two aspects.

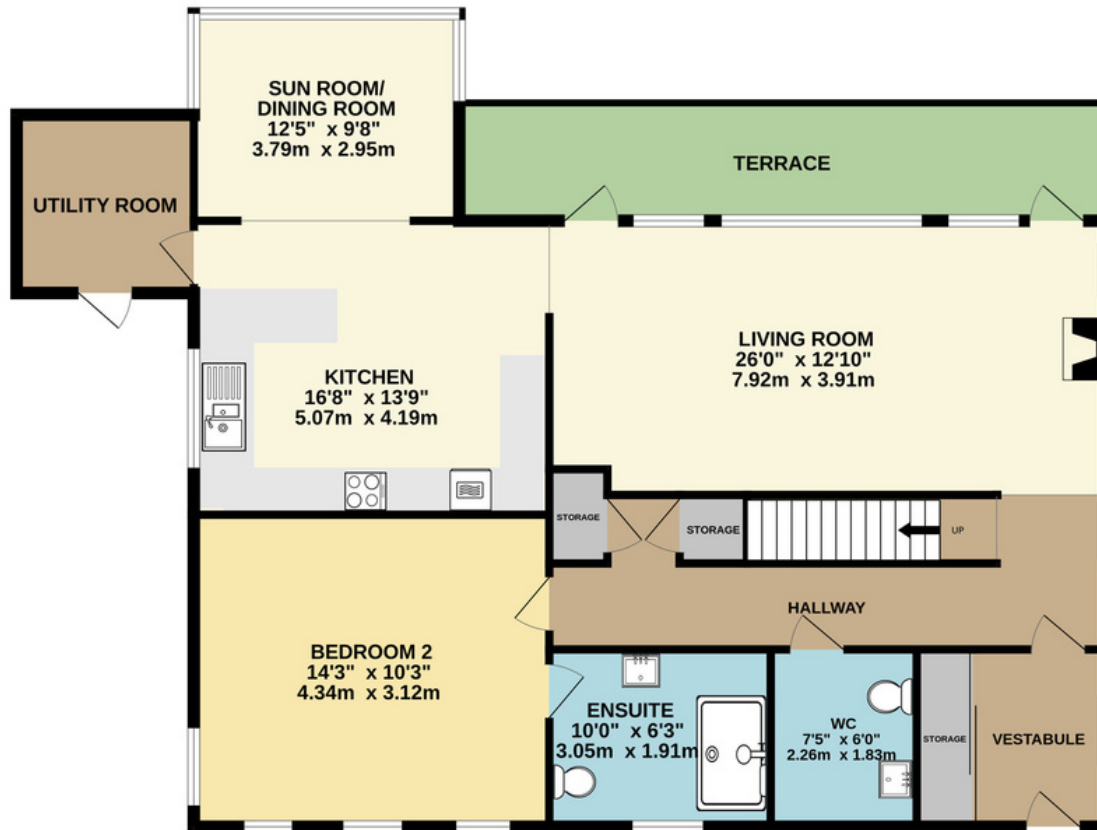
Ensuite shower room 8'4" x 6', a well-appointed shower room, fully tiled and fitted with a glazed shower enclosure, wash hand basin set within a vanity unit, and WC. Recessed lighting, a heated towel rail and decorative mosaic detailing complete the room.



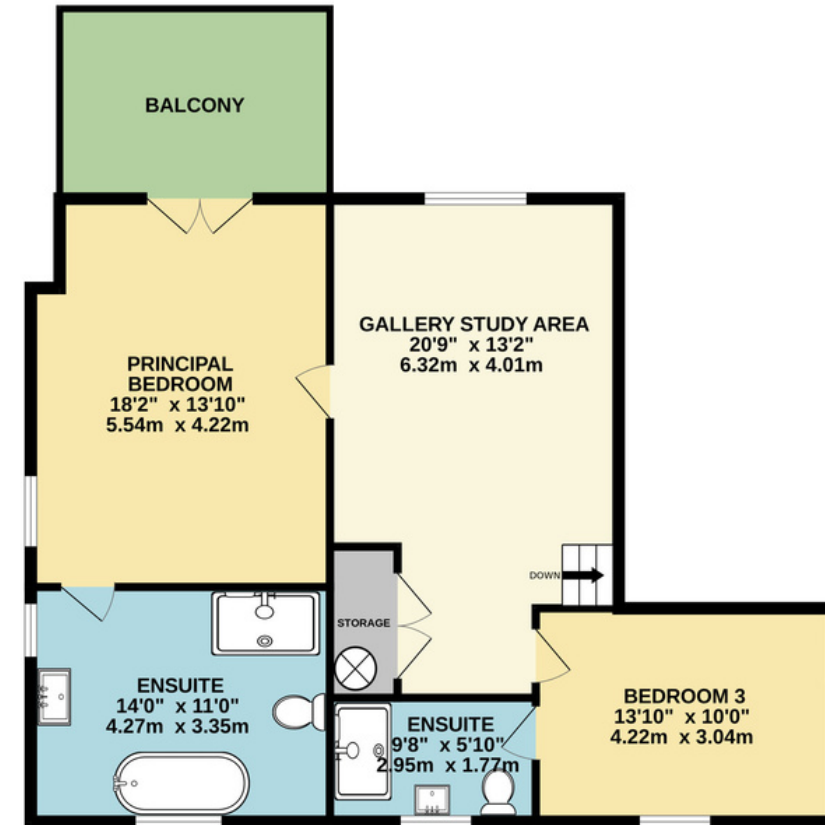
Extensive glazing connects the interior with a sheltered patio area, providing an ideal space for outdoor seating.



GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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

Living Room	23'6" x 12'10"
Sun Room / Dining Room	12'5" x 9'8"
Kitchen	16'8" x 13'9"
Vestibule	6' x 5'10"
Utility Room	8'4" x 8'2"
Hallway	26' x 7'3"
Cloakroom	7'5" x 6'
Bedroom 2	14'3" x 10'3"
Ensuite shower room	10' x 6'4"

SERVICES

Mains water and electricity & oil fired under floor heating

APPLIANCES

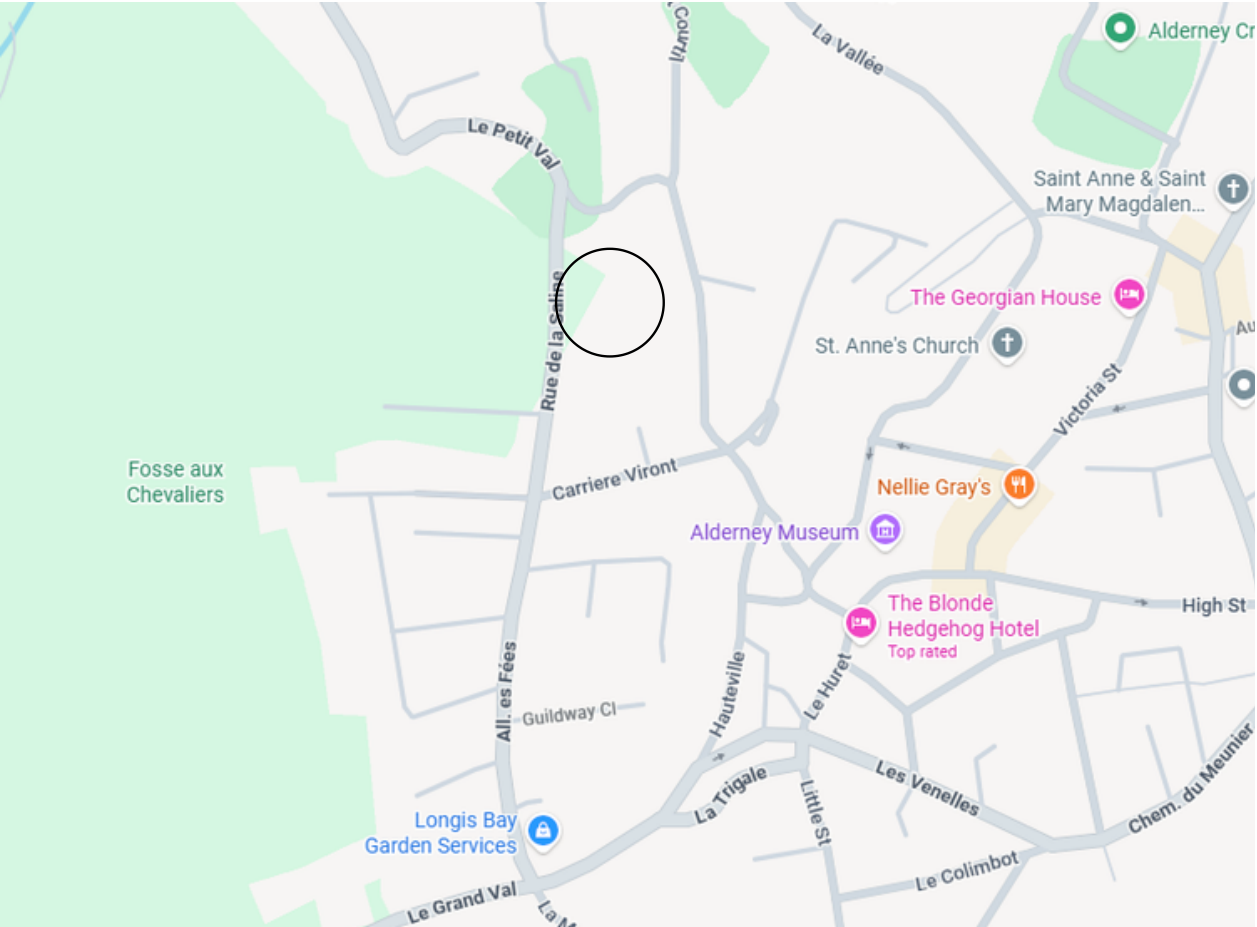
- Hoover washing machine
- Bosch electric oven with Bosch microwave above
- AEG induction hob with Faber extractor fan above
- Integral full height AEG fridge
- Integral full height AEG freezer
- Integral AEG dishwasher

PROPERTY RATES

- Alderney Property Tax (annually) - £1,560.40
- Water rate (quarterly) - £169.32
- Subject to change

FIRST FLOOR

Gallery Studio	20'9" x 13'2"
Principal Bedroom	18'2" x 13'10"
Ensuite	14' x 11'
Bedroom 3	13'10" x 10'
Ensuite shower room	9'8" x 5'10"



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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Bell & Co Ltd
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3 Victoria Street, Alderney, GY9 3UF Tel: + 44 (0) 1481 822562 / 823117

info@bellandco.me

www.bellandcoalderney.com

