



9 Val de Mer

£395,000 Freehold

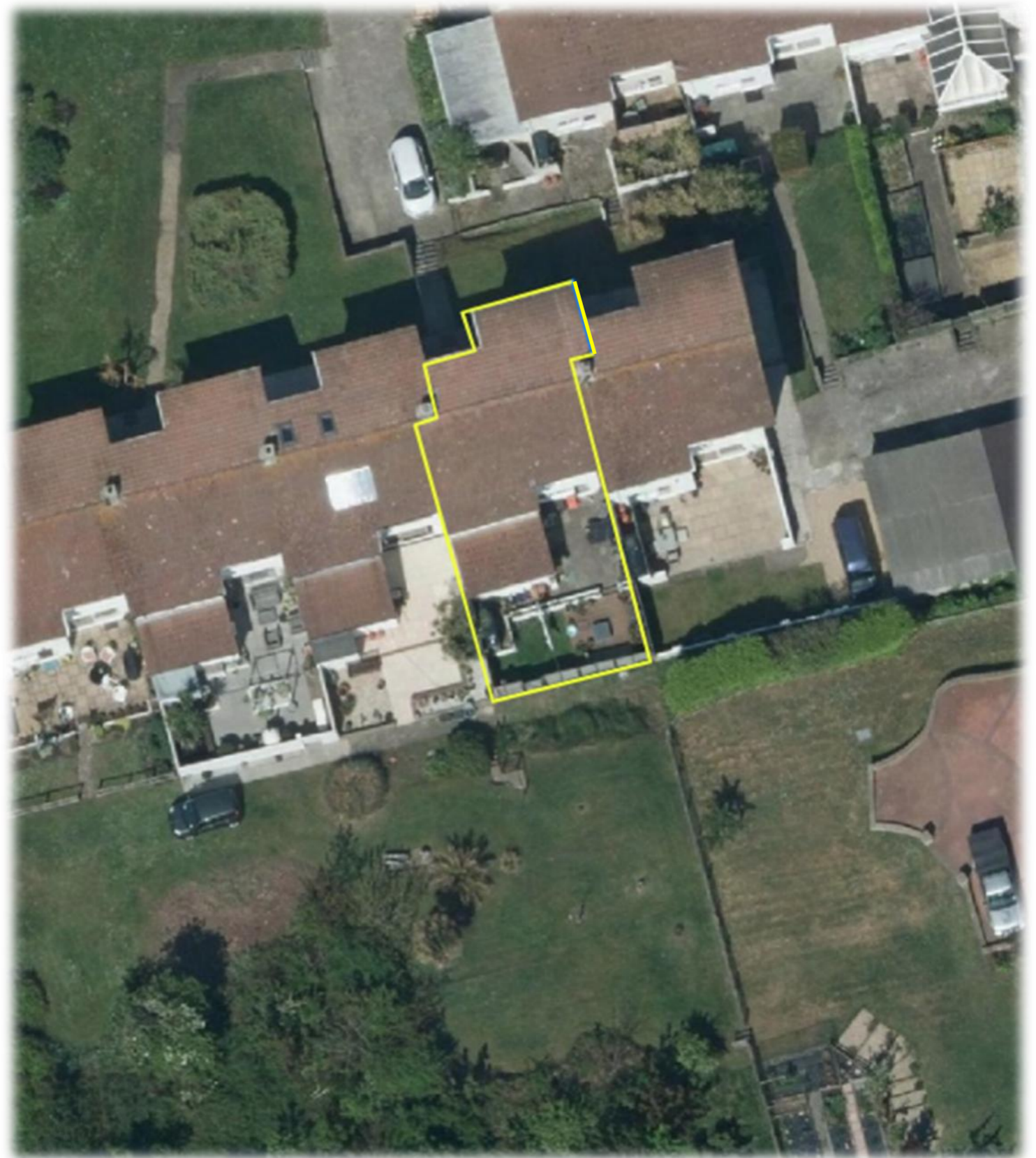
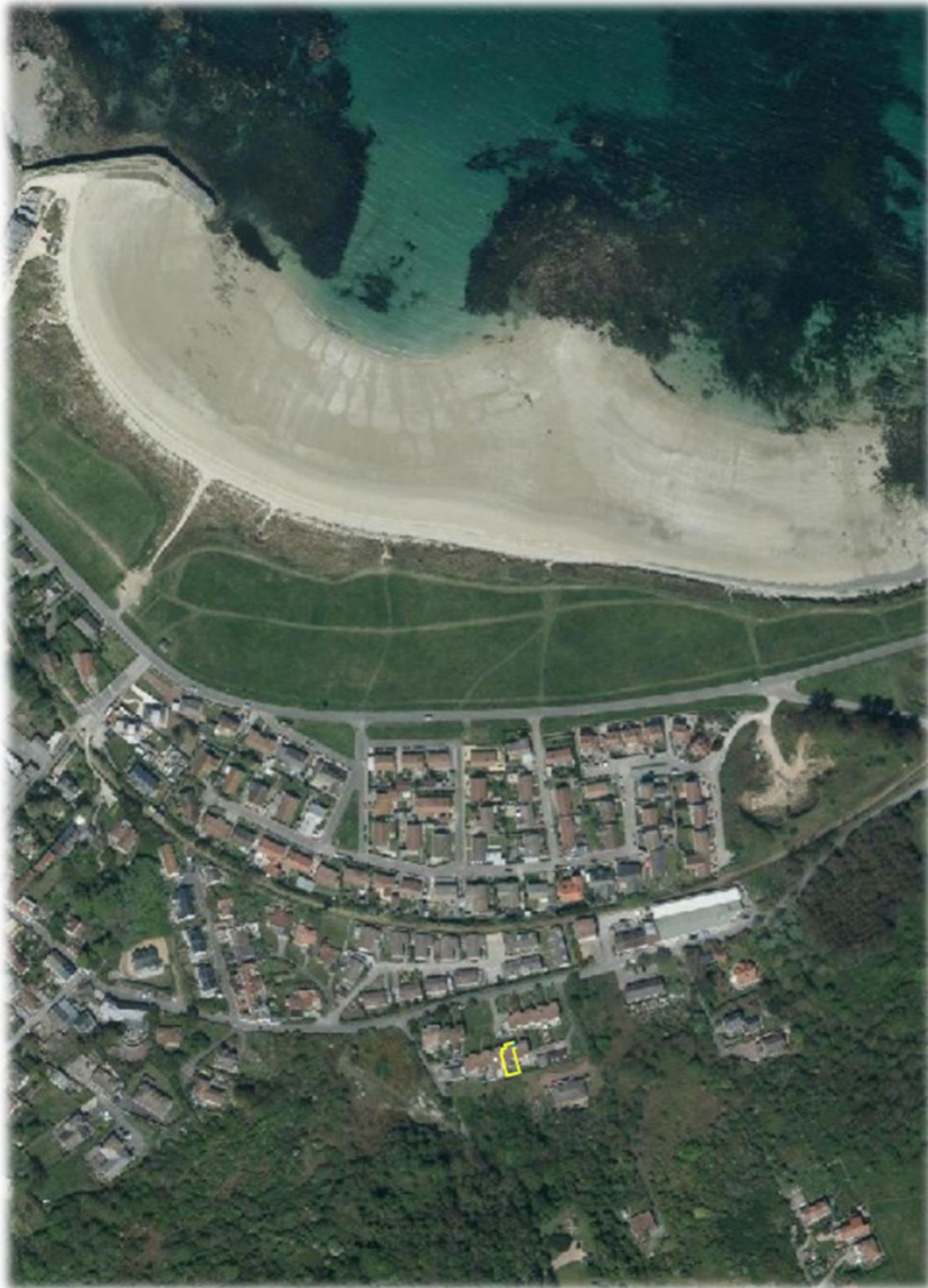
- Sea views across Braye Bay
- Comfortable & practical home
- Low maintenance garden to rear
- Garage to rear



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Approximate boundary outline

This charming terraced home offers well-balanced accommodation and the added benefit of sea views from the first floor across Braye Bay, creating a wonderful coastal outlook.

The property opens into an entrance hall leading through to a spacious living room with a defined dining area. The fitted kitchen incorporates a breakfast area, perfect for informal dining, while a conveniently located shower room completes the ground floor.

Upstairs, the principal bedroom enjoys sea views over Braye Bay, offering a peaceful retreat. There are two further bedrooms, both well-proportioned, along with a family bathroom serving the first floor.

Externally, the property benefits from a low-maintenance rear garden, thoughtfully arranged to provide an area for outdoor dining with a separate garage to the rear.

A comfortable and practical home in a desirable location, ideally suited for those seeking coastal living.



Entrance Hall north facing UPVC entrance door, engineered oak flooring, ceiling light point, power points, radiator, Drayton thermostat control, under stair storage, recessed cupboard housing Boulter boiler, Drayton control panel, electric meter and circuit breakers.



Shower Room 6'1" x 4', north facing UPVC double glazed window with obscure glass, tiled flooring, ceiling spotlights, heated towel rail, WC, hand basin set in vanity unit, extractor fan, shower unit.

Living Room 25'1" x 13'5", north facing UPVC double glazed picture window with sea views, engineered oak flooring, curtains, ceiling light points, wall light points, power points, radiators, telephone point, television point, south facing UPVC double glazed door to patio with adjacent window.



Kitchen/ Dining Room 12'4" x 8' dining area and 12'2" x 8'3" kitchen area, south facing UPVC double glazed window, tiled flooring, blind, ceiling light point, power points, radiator, coving, range of fitted base units, work tops and wall cabinets, one and a half composite sink unit with drainer to side, Hotpoint gas cooker with extractor fan above, Indesit fridge/ freezer, Hotpoint dishwasher, Indesit washing machine, splash back tiling, east facing UPVC double glazed door to patio with adjacent window.



Landing north facing UPVC double glazed window with sea views, fitted carpet, ceiling light point, loft access, recessed cupboard housing hot water cylinder.

Principal Bedroom 13'10" x 11', north facing UPVC double glazed picture window with sea views, fitted carpet, curtains and blind, ceiling light point, power points, radiator, recessed wardrobes with sliding doors.





Bedroom 2 12'5" x 10'8", south facing UPVC double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator, recessed wardrobes with sliding doors.

Bedroom 3 10'10" x 8', south facing UPVC double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator, recessed wardrobes with sliding doors.



Bathroom 7'3" x 6', north facing UPVC double glazed window, tiled flooring, ceiling spotlights, heated towel rail, bath with shower attachment over, WC, hand basin with mirrored cabinet above, partial wall tiling, extractor fan.



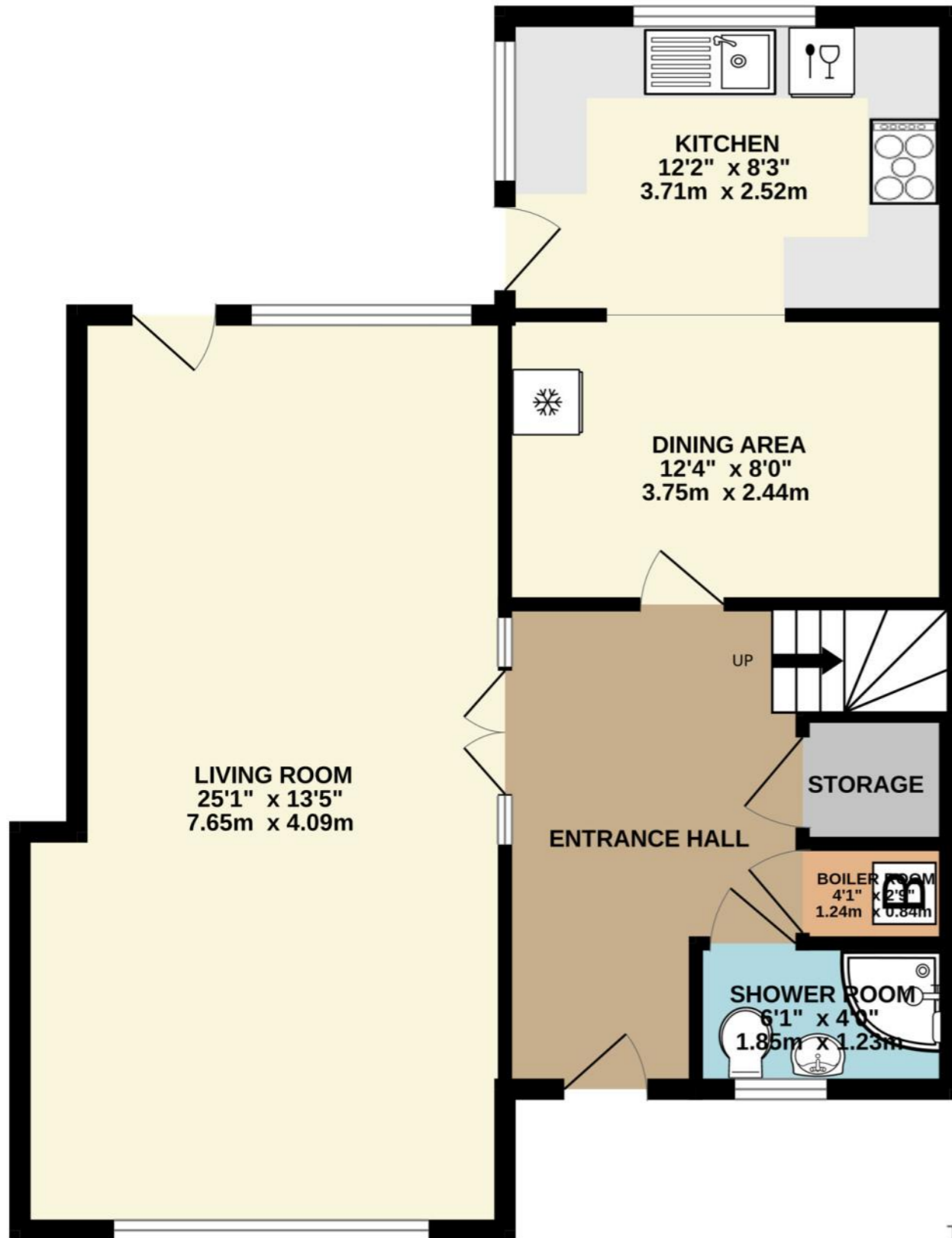
This low-maintenance garden is arranged over two levels. The upper tier features a contemporary timber deck enclosed by slatted fencing, creating a private and sheltered seating area.

Steps lead down to a paved patio, perfect for alfresco dining. The garden is bordered by raised beds and planters.

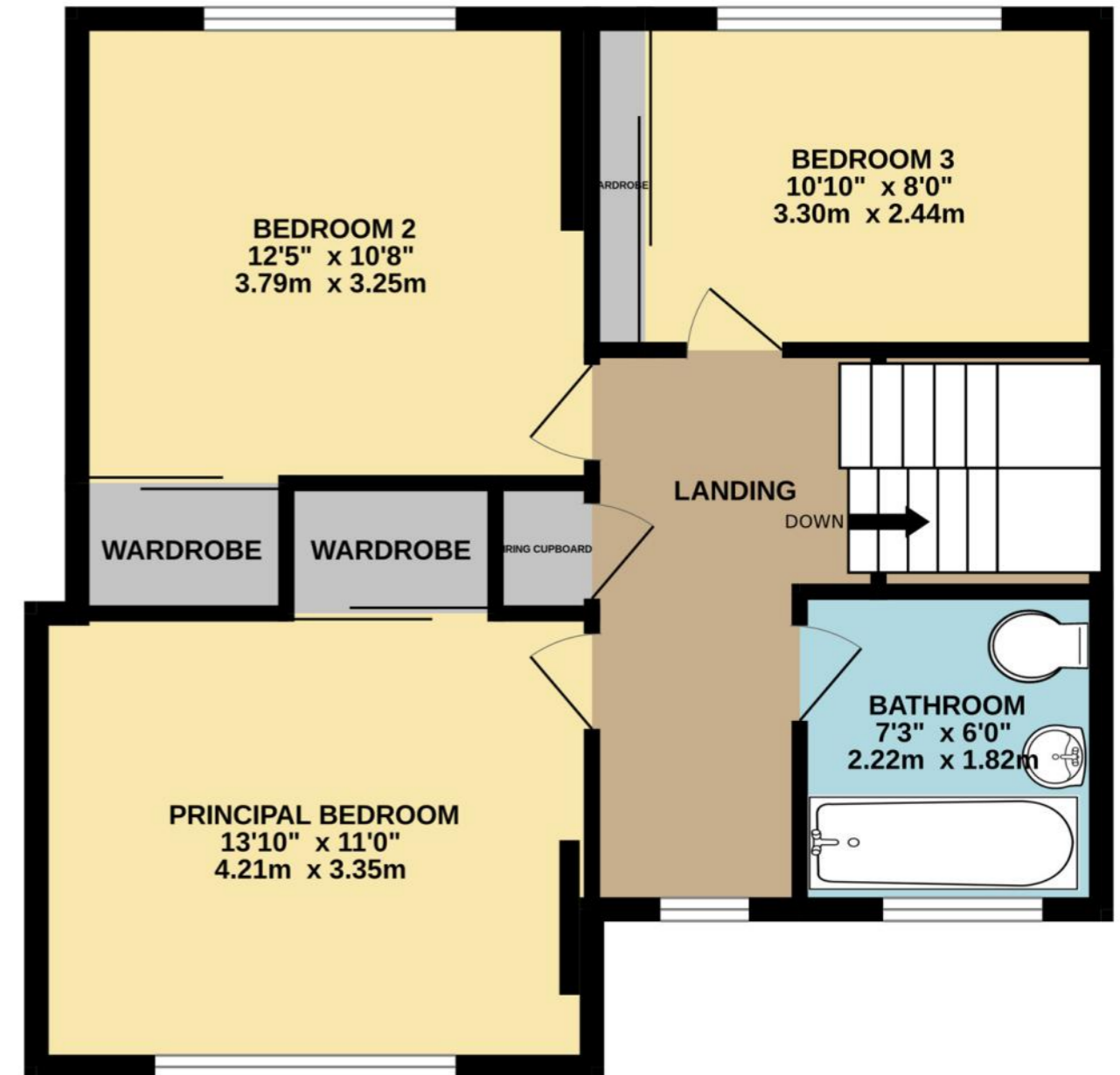




GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.

DETAILS AND MEASUREMENTS

ACCOMMODATION

GROUND FLOOR

Living Room	25'1" x 13'5"
Kitchen/ Dining Room	12'4" x 8' dining area and 12'2" x 8'3" kitchen area
Shower Room	6'1" x 4'

FIRST FLOOR

Principal Bedroom	13'10" x 11'
Bedroom 2	12'5" x 10'8"
Bedroom 3	10'10" x 8'
Bathroom	7'3" x 6'

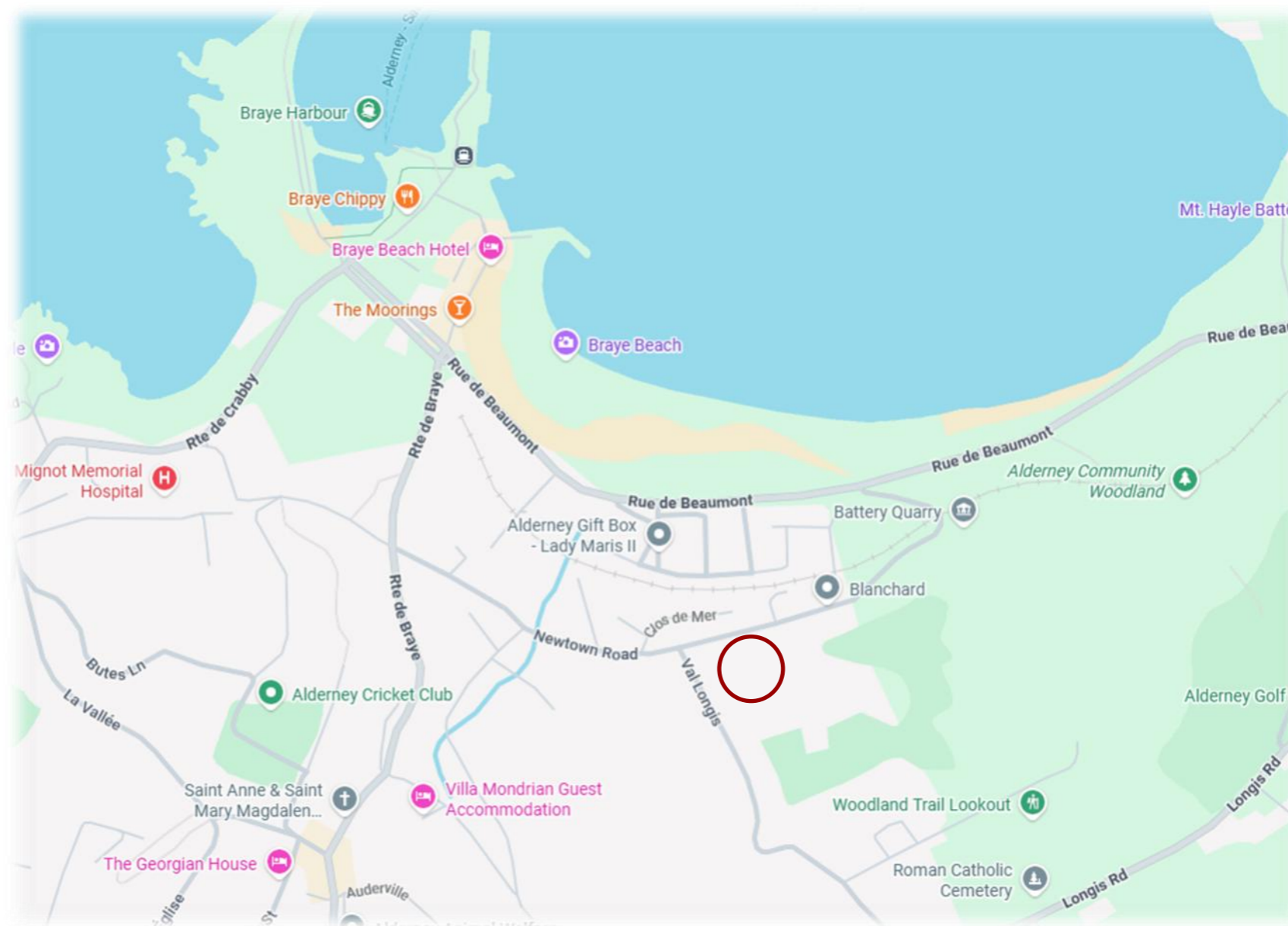
SERVICES

Mains water and electricity
Oil fired central heating and bottled gas

ALDERNEY PROPERTY TAX (ANNUALLY) - £683.40

WATER RATE (QUARTERLY) - £86.70

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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