

Le Banquage, Alderney

Offers in Excess of £500,000

Distinctive Collection

HAWKESFORD













A superb detached 3 bedroom bungalow within a 5 minute walk of Braye Beach.

The property is in immaculate condition throughout after having a complete renovation carried out.
There is also the benefit of being able to extend up into the loft to create a fourth bedroom and bathroom en-suite.

This property has been lovingly cared for and is perfect to just walk in, hang your clothes up, relax and enjoy your beach side home. Plans have been approved for an extension to the South gable, as attached drawing on brochure, the garage also has potential to create a separate unit.

There is a new fully fitted kitchen, with an amazing new rangemaster gas stove, three bedrooms and a wonderful large lounge, externally is a garden and courtyard to the South West, perfect for those sunny days and el fresco dining.

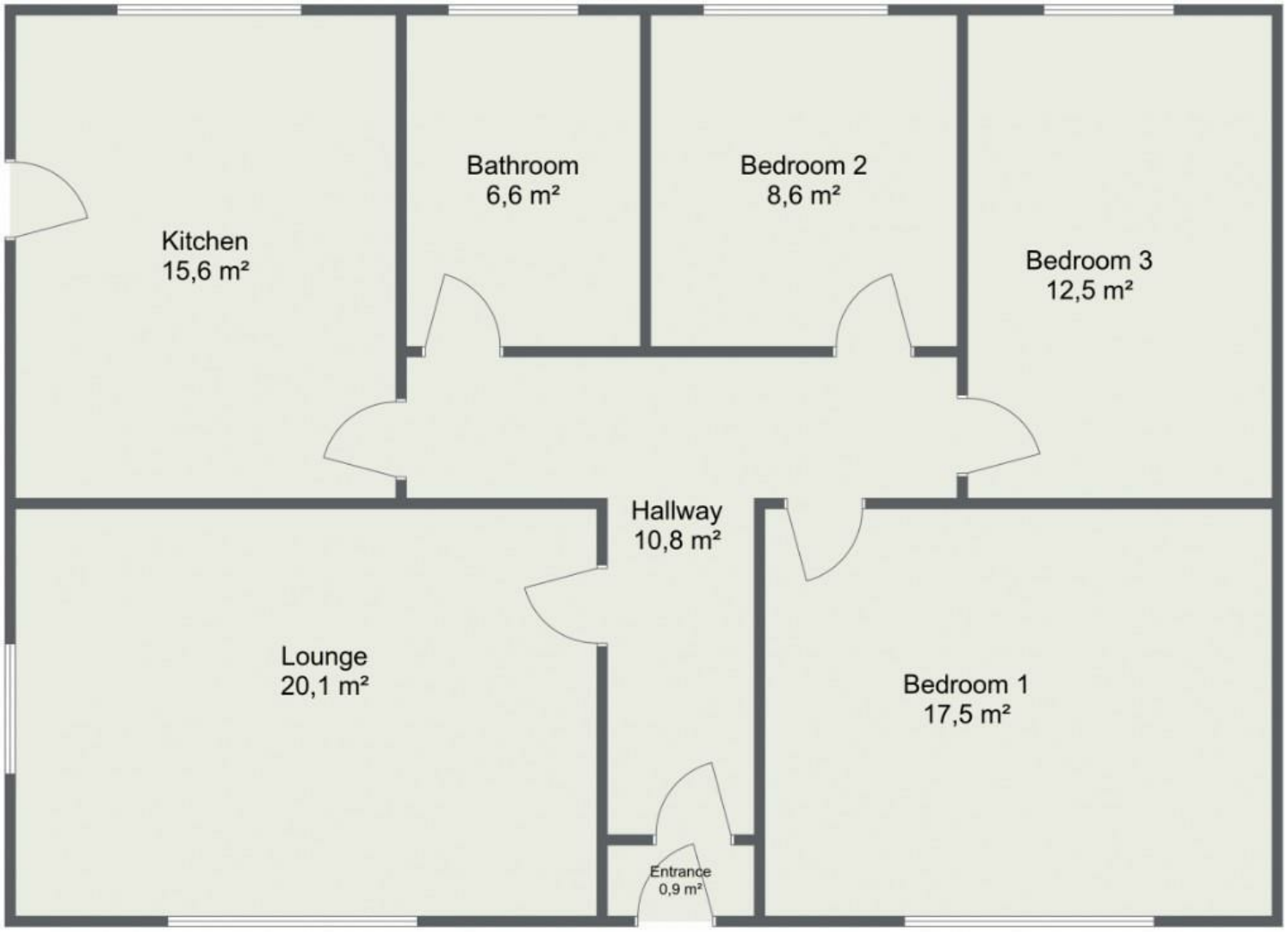
The home is fully double glazed, and has an oil fired central heating system. This property needs to be seen to be fully appreciated.





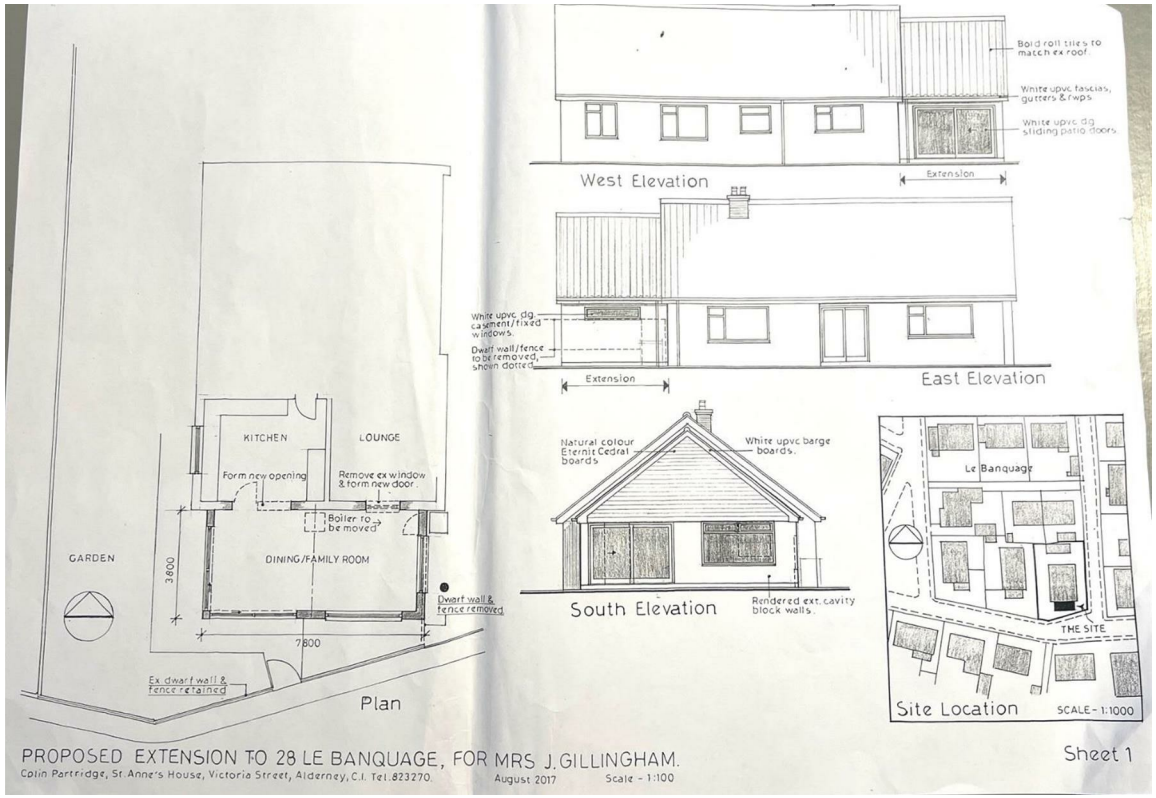


Gillingham
Bungalow








Bold roll tiles to match ex roof.
White upvc fascias, gutters & rwps.
White upvc dg sliding patio doors.
West Elevation
Extension
White upvc dg casement/fixed windows.
Dwarf wall/fence to be removed, shown dotted.
Extension
East Elevation
Natural colour Eternit Cedral boards.
White upvc barge boards.
South Elevation
Rendered ext. cavity block walls.
KITCHEN
LOUNGE
Form new opening
Remove ex window & form new door
Boiler to be moved
DINING/FAMILY ROOM
GARDEN
3600
7800
Dwarf wall & fence removed
Ex dwarf wall & fence retained
Plan
Le Banquage
THE SITE
Site Location
SCALE - 1:1000
PROPOSED EXTENSION TO 28 LE BANQUAGE, FOR MRS J. GILLINGHAM.
Colin Partridge, St. Anne's House, Victoria Street, Alderney, C.I. Tel. 823270.
August 2017
Scale - 1:100
Sheet 1