

## FEATURES

3 double bedrooms, 3 bathrooms,  
set over 4 floors

Study ideal to work from  
home/playroom

Immaculately presented

Low maintenance secure garden

Walk to the beach or into town

Garage plus secure undercover  
parking

Select development of 11 homes

Close proximity to major schools



## SUMMARY

If you are looking for low maintenance living and a versatile layout to meet the new demands of working from home, then this 3 bedroom, 3 bathroom home with study could be ideal for you. Georgetown Mews is in a small residential development comprising of just 11 houses constructed in 2013 and benefits from its close proximity to town and also the popular regeneration of Havre Des Pas area. The property briefly comprises a fully equipped kitchen / diner and living room on the entrance floor, the lower ground floor providing a study room with access to the safe enclosed garden with extra side area being the corner plot, a shower room, under stairs storage and integral garage with utility facilities. The first floor provides two double bedrooms and the house bathroom, with the main bedroom on the top floor and en suite shower room. In addition to the garage is the use of undercover parking space accessed via private gates. There is also visitor parking.





## ACCOMMODATION

### Kitchen/Diner

Fitted with a matching range of base and eye level units with work top over and matching work tops, sink unit with single drainer and mixer tap, integrated dishwasher and fridge/freezer, fitted electric oven and hob, double glazed window with plantation shutters, Amtico flooring and recessed lights.

### Lounge

Juliet balcony with plantation shutters, double glazed window with plantation shutters, Amtico flooring and pendant light.

### Study

Door to the rear garden, double glazed window with plantation shutters, Amtico flooring and pendant light. (Plumbing installed for conversion to utility room if desired).

### WC

Fitted with wc and hand basin, pendant light tiled floor and walls.

### Bedroom 2

Two double glazed windows with plantation shutters, close fitted carpet and pendant light.

### Bedroom 3

Double glazed window with plantation shutters, close fitted carpet and pendant light.

### Family Bathroom

Fitted with a three piece suite which in brief offers a bath, wc and wash hand basin, tiled floor and walls.

### Primary Bedroom

Eaves storage space, close fitted carpet and pendant light.

### Ensuite

Fitted with a three piece suite which in brief offers a shower cubicle, wash hand basin, close coupled wc, tiled floor and walls.

### Externally

External built in storage cupboard. Bike store.

### Garden

Enclosed rear and side patio garden. External tap and electric sockets.

### Garage

Single garage with power and light connected Plumbing and space for a washing machine and tumble drier.

### Services

All mains services excluding gas  
Electric heating - Comfort Heat tariff  
Fully double glazed.  
Chrome sockets/light fittings throughout

### Service Charge

Service charge of £75 pcm to include maintenance and gardening of communal areas.

### Notes

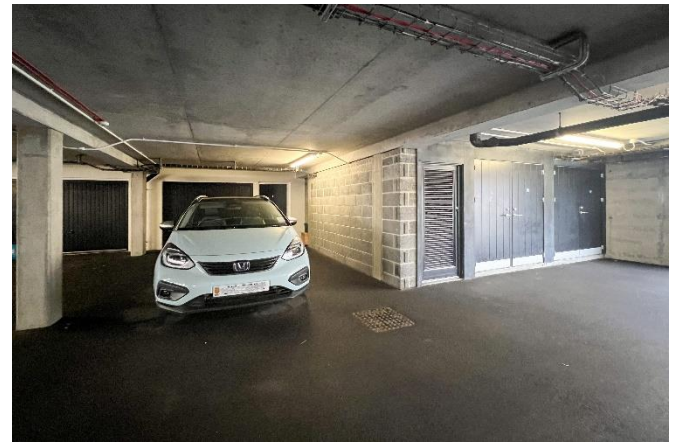
Exterior of property to be painted in Mar/April 2023 at present owners' expense.





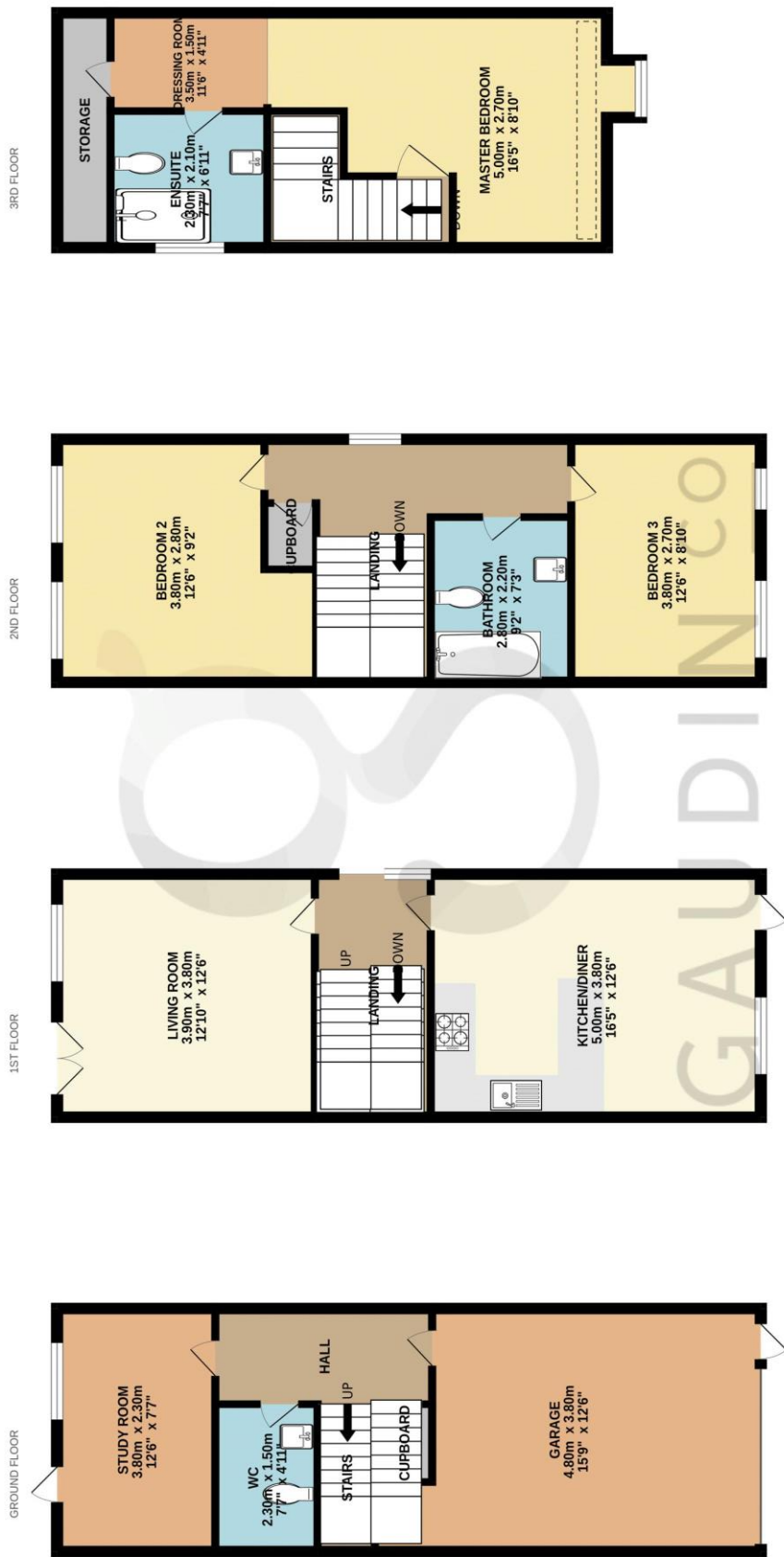






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FLOORPLAN



Estates and Management

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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## DIRECTIONS

Heading East on La Rue du Fort, just past the Co-Op stay in the righthand lane at the traffic lights and turn right onto Georgetown Park Estate. Once in the estate take the first right, follow the road to the end, turn right and Georgetown Mews is directly in front of you.  
<https://what3words.com/heats.identify.include>



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### Anti Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill). This is in order for Gaudin & Co to comply with the current Money Laundering Legislation.

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