

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

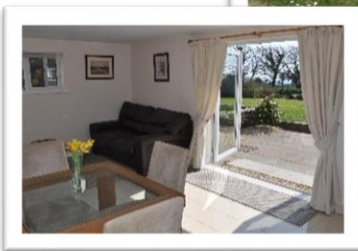


AGENTS FOR

# LA GRANDE REMISE

SARK

OPEN MARKET SALE



Price: £285,000

Recently refurbished bungalow with sun terrace

2 Bedrooms

1 Bathroom

Open-plan kitchen/dining room/lounge

Central location

Lease expires 4<sup>th</sup> August 2071

Vacant possession subject to arrangement



La Grande Remise is an open market leasehold 2-bedroom bungalow which has recently been refurbished throughout. It is situated in a highly sought-after location, close to the main amenities of the island and the harbour hill transport system that connects the island with the harbour. The open-plan kitchen/dining room/lounge has a modern fully fitted kitchen with integrated appliances. South-facing French doors open out on to a private, paved sun terrace. The two bedrooms are both spacious and benefit from plenty of natural light and share a modern family bathroom.

### Hallway

Entering through the front door straight into the tiled hallway there are coat hooks to your left and power points to your right. From the hallway turning left you come to ...



#### **Master Bedroom - 3.8 x 3m/12'6" x 9'11"**

With an east-facing window, carpeted with built-in wardrobe with 4-drawer chest of drawers within, two single beds, one side table with lamp, power points, curtains and radiator. Coming out of this room and turning left you enter ...

#### **Bedroom 2 - 4.1 x 2.8m/13'5" x 9'2"**

With an east-facing window, carpeted with two zip and link beds, built-in wardrobe with 4-drawer chest of drawers within, free standing mirror, power points, radiator, curtains, side table and a cream textured ottoman, ideal for storage. Coming out and turning right you enter ...



#### **Kitchen/Dining Room/Lounge - 5.8 x 4m/19' x 13'1"**

Tiled throughout there is a fully-fitted kitchen with ample storage, integrated washing machine, under counter fridge with small compartmental freezer and gas cooker. Alongside the kitchen there is a glass wooden table with seating for four, radiator, hanging mirror and free-standing table lamp.

The lounge comes with a brown leather chair and matching two-seater sofa, glass coffee table, rug and hanging pictures. Adding to this spacious area are French doors that open out onto a paved patio that houses a 'Rattan Effect' cube table and four chairs with their cushions. Coming out and turning left back into the hallway you get to ...



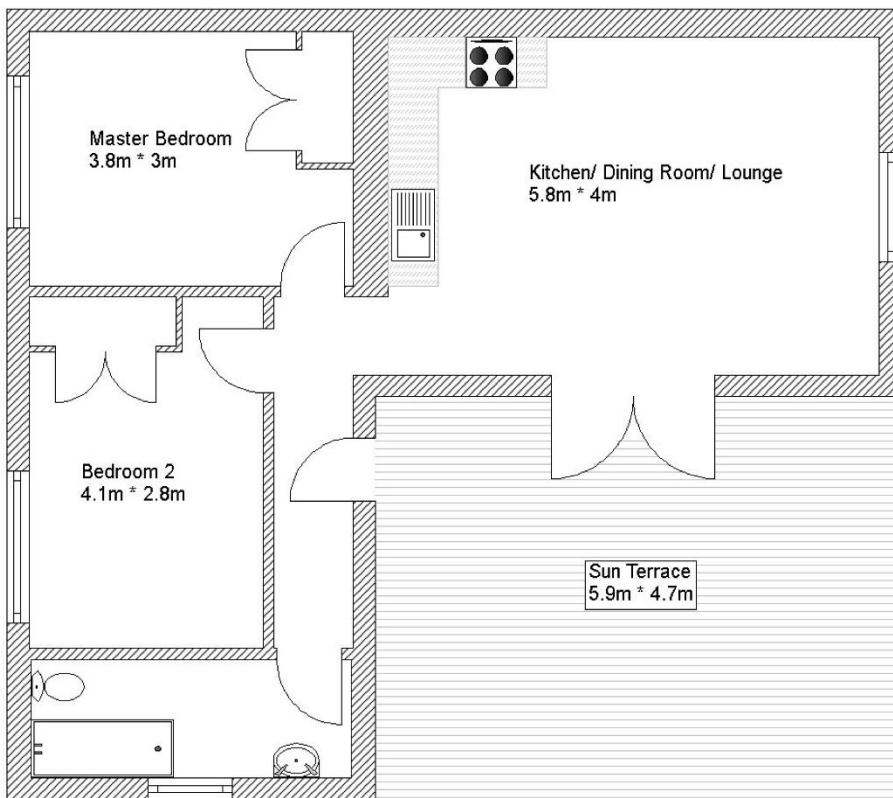


### Bathroom

Tiled throughout with a walk-in shower, basin, blinds, WC, extractor fan, heated towel rail, frosted south-facing window and overhead lighting

### Exterior

A sheltered paved area with a small area of grass that surrounds the property, ideal for summer barbecues and entertaining.



La Grand Remise  
Ground Floor Plan



## Services and details for La Grande Remise

### Services

Mains electricity, oil-fired boiler for heating and hot water, pumped catchment water, bottled LPG gas for cooking.

### Term

Lease expires 4<sup>th</sup> August 2071.

### Ground Rent:

Prepaid until 2071.

### Property Tax

£621.60 per annum at the 2024 rate of £16.80 per quarter. The measurements of the property equate to 37 taxable Sark 'quarters'.

### Viewing

Strictly by appointment only through Sark Estate Agents as the Vendor's sole agents.

### Possession:

Vacant possession subject to arrangement.

### Price:

£285,000





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