

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

THE PAVILLION

SARK

OPEN MARKET SALE



Price: £95,000

Timber-frame and clad single storey open market bungalow
with summer chalet

2 bedrooms, 1 bathroom, kitchen, dining room, and lounge

West coast location

Lease expires 30th December 2028

Vacant possession



The Pavillion is a timber-frame open market bungalow located towards the west coast of Sark. The interior of the house is spacious and light, with a fabulously large and light lounge with dining area and separate kitchen, two bedrooms and a detached summer chalet. Surrounded by private, established gardens with plenty of recreational space, the property would make a comfortable family home that is also perfect for entertaining family and friends.

Sunroom – 2.7 x 2m / 8'10" x 6'7"

Access to The Pavillion is from the rear of the property through a west-facing half-glazed door with lots of natural light provided by double-glazing on the north, east and south sides and with tiled flooring. This leads onto the ...



Kitchen – 5.2 x 3.6m / 17'1" x 11'10"

With large and small east-facing windows overlooking the rear garden, the kitchen provides ample storage space with undercounter and overhead kitchen cupboards, plenty of counter-top, and with laminate flooring. There is also an area for a washing machine, fridge / freezer, a 5-ring, double oven, and grill range, as well as a stainless-steel sink with double drainer. Access is also provided from the kitchen to the family bathroom, lounge and second bedroom.



Lounge / Dining Area – 7.2 x 4.1m / 23'7" x 13'5"

This spacious lounge has two large picture windows facing north and east, overlooking the front garden, and which provides lots of natural light. There is presently a generous enough area to accommodate two 2-seater sofas and an armchair as well a dining table seating six. Wooden floors and a working fireplace with wood burner make this room very comfortable throughout the year.



Study / Office Area

The former east-facing entrance has been converted into a compact office area with adequate space for a desk and office chair as well as ample shelving.



Master Bedroom – 4.1 x 2.9m / 13'5" x 9'6"

A fully fitted carpeted master bedroom, with a large east-facing window overlooking the front garden. With a walk-in hanging area and storage space.

Family Bathroom

With a frosted west-facing window, fully tiled walls and wooden flooring, this bathroom has a full bath with shower overhead, handwash basin, WC, and heated towel rail.



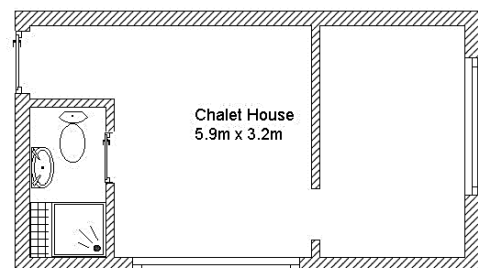
Bedroom 2 – 2.9 x 2.8m / 9'6" x 9'2"

The second bedroom has two large picture windows facing the north and west which again allows plenty of natural light and overlooks the rear garden; this room has fully fitted carpet and a sliding door.



Separate Chalet Area

A separate chalet area can be accessed from the rear garden, opposite to the sunroom of the main property, and could be used for a multitude of purposes. Entering through a wooden, south-facing door into what could be used as a lounge area, this then leads onto



what could possibly be used as a

separate bedroom. This detached chalet also has a recently refurbished shower room, with electric shower, WC, and handwash basin. This area could also be used as an office space or perhaps an artist's studio.

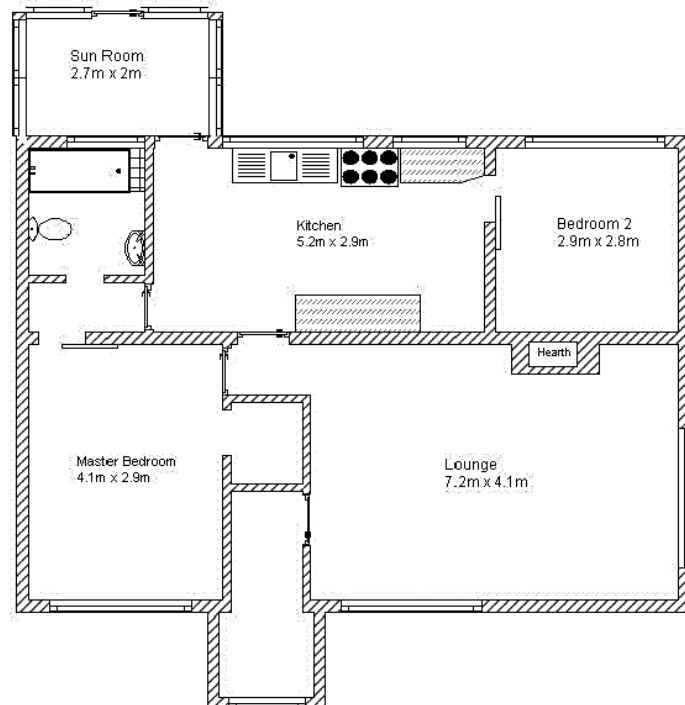
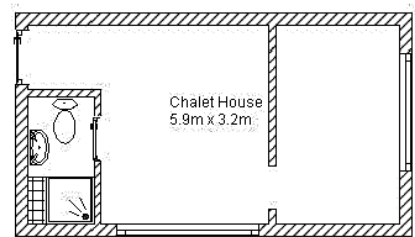
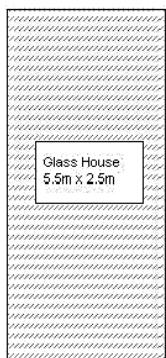


Gardens

The entire plot is surrounded by mature trees and shrubs ensuring privacy, whilst lawns and numerous flower beds allow for ease of maintenance and is ideal for sun lounging and outdoor dining areas. The bungalow itself is surrounded by paving for easy access to all areas. A large glasshouse is also located to the south of the property providing ample space to grow produce.



The Pavillion Site Plan





Services and details for The Pavillion

Services

Mains electricity, oil-fired boiler for central heating and hot water, LPG gas bottles for cooking, shared borehole, and septic tank sewage treatment.

Term

Lease expires 30th December 2028.

Ground Rent:

£1,000 per annum payable in advance with a 4-year RPI review.

Property Tax

£555.00 per annum at the 2021 rate of £15.00 per quarter. The measurements of the property equate to 33 quarters for the house and 4 quarters for the outbuildings.

Viewing

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

Possession:

Vacant possession.

Price:

£95,000.



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