



2 Highfield

L'Etonnellerie
Vale

RENOVATION PROJECT IN QUIET VALE LANE

Located in a **quiet lane near the west coast beaches**, 2 Highfield offers an excellent renovation opportunity in a sought-after part of Guernsey. This characterful property has a **recently renewed roof** and retains original features, ready to be transformed into a welcoming home.

The house requires **full internal renovation** including damp proofing and timber treatment, providing scope for buyers to create a bespoke layout and finish. With coastal walks and amenities nearby, this property is ideal for those looking for a **project in a peaceful location with potential to add value**.

LOCAL MARKET SALE

£525,000

- Renovation Project
- 2/3 Bedrooms
- Parking for multiple cars
- Recently renewed roof
- Quiet location
- TRP: 164
- Perry's Ref: 9 E2
- What3Words: frailer.scab.ruled

 2/3  1  Ample

CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
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Rooms:

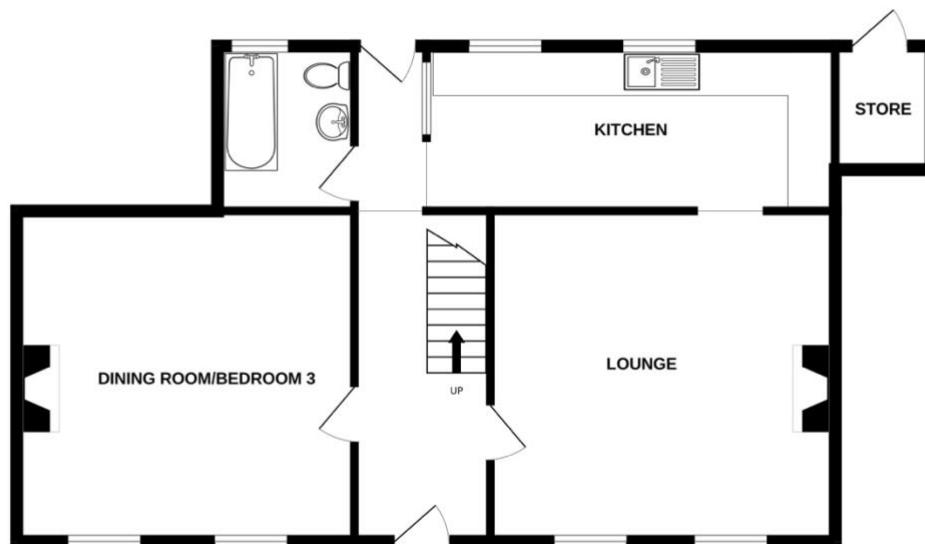
Ground Floor

Entrance Hall:	4.9m x 1.9m (16'2" x 6'1")
Lounge:	4.8m x 4.6m (15'10" x 15'2")
Dining Room/Bedroom 3:	4.7m x 4.6m (15'7" x 15'2")
Rear Hall:	2.3m x 1m (7'6" x 3'2")
Bathroom:	2.3m x 1.9m (7'6" x 6'1")
Kitchen:	6.2m x 2.3m (20' x 7'5")

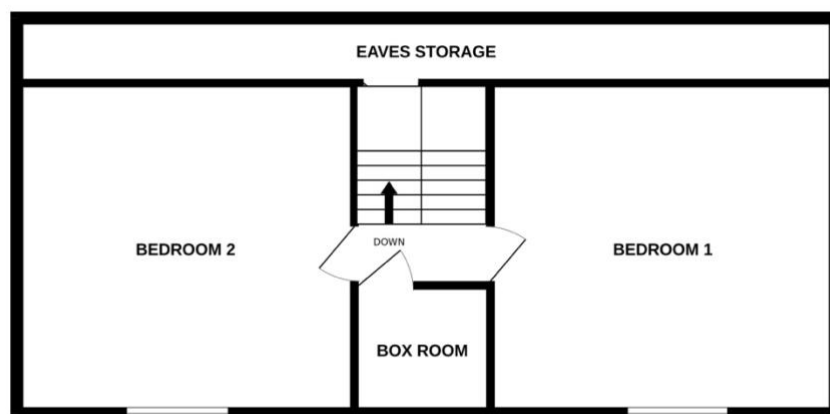
First Floor

Bedroom 1:	4.8m x 4.6m (15'10" x 15'3")
Bedroom 2:	4.7m x 4.6m (15'7" x 15'4")
Box Room:	1.9m x 1.8m (6'3" x 6')

GROUND FLOOR



1ST FLOOR





SERVICES: Mains electricity, water. Cesspit drainage. No central heating.

VIEWING: By appointment through Carré Property Limited.

These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

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REGISTERED NUMBER: 50986