

BEAUPORT PLACE



5

BEDROOMS

7

BATHROOMS

10,000

SQ FT

POA ST. BRELADE

This prestigious coastal home is situated along a private road and offers front-row panoramic views of St. Brelade's Bay and Ouaisne to the East & Les Minquiers to the South. This five bedroom property sits on more than a 1/3 of an acre of land and at nearly 10,000 sq. ft. is one of the largest seafront properties currently on the market. The property provides a range of reception rooms on the ground floor as well as a leisure complex with heated pool, steam room & hot tub on the lower ground floor. Externally, the front garden provides unrivalled views across the bay whilst to the rear is a landscaped garden offering total privacy as well as a large water feature designed to mimic the cascading Scottish waterfalls. In addition to the double garage with turntable, the property benefits from a private heated driveway providing ample parking. The amenities in St. Brelade's Bay are also easily accessible whilst Jersey Airport & Gama Aviation are only a five minute car journey away.



LIVINGROOM

The Channel Island Estate Agent























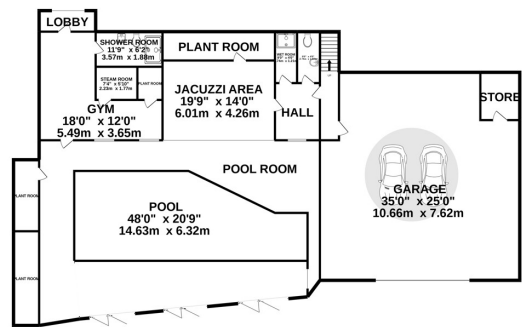




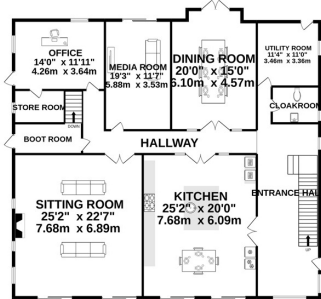




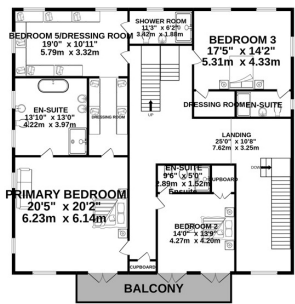
LOWER GROUND FLOOR
3858 sq.ft. (358.4 sq.m.) approx.



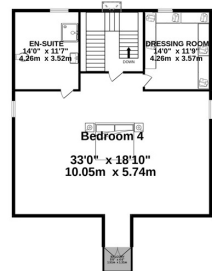
GROUND FLOOR
2615 sq.ft. (243.0 sq.m.) approx.



1ST FLOOR
2257 sq.ft. (209.7 sq.m.) approx.



2ND FLOOR
1270 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA : 10000 sq.ft. (929.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.



GROUND FLOOR

Entrance Hall	10'10 x 34'10
Kitchen	20'0 x 25'2
Sitting Room	22'7 x 25'2
Cloakroom	7'5 x 6'5
Utility Room	11'0 x 11'4
Hallway	15'0 x 20'0
Media Room	11'7 x 19'3
Office	14'0 x 11'11
Store Room	6'5 x 5'10
Boot Room	6'4 x 5'5

FIRST FLOOR

Landing	10'8 x 25'0
Primary Bedroom	20'2 x 20'5
En-suite	13'0 x 13'10
Dressing Room	7'10 x 13'10
Dressing Room	19'0 x 10'11
Shower Room	11'3 x 6'2
Bedroom 2	13'9 x 14'0
En-suite	9'6 x 5'0
Bedroom 3	17'5 x 14'2
En-suite	9'10 x 4'9
Bedroom 5/Dressing Room	7'6 x 4'9

SECOND FLOOR

Bedroom 4	33'0 x 18'10
En-suite	11'7 x 14'0
Dressing Room	11'9 x 14'0

LOWER LEVEL/SPA

Hall	7'10 x 10'0
Wet Room	4'0 x 9'0
Cloakroom	4'0 x 9'0
Jacuzzi Area	19'9 x 14'0
Pool Room	49'2 x 32'5
Gym	18'0 x 12'0
Steam Room	7'4 x 5'10
Shower Room	11'9 x 6'2
Garage	25'0 x 35'0
Store	6'11 x 8'4

KEY FACTS

Elevated coastal position
Far reaching sea views over St.Brelade's Bay
Benefits from an abundance of natural light
Highly desirable location
Indoor swimming/leisure complex
Beautifully landscaped rear garden with waterfall
Situated along a private road with gated entrance
Short drive to Jersey Airport and Gama Aviation

Double garage and two car turning table

Heated driveway, a precaution for the winter months

WATER SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Air source heat pump central heating
Back up electric boilers

LIGHTING & SOUND SYSTEM

Lutron lighting system/app controlled
Sonos sound system/app controlled

TENURE

Freehold

INCLUSIONS

As Per Inventory

SCHOOL CATCHMENT

La Moye
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



LIVINGROOM
The Channel Island Estate Agent