

LE COIN VERT



4

BEDROOMS

3

BATHROOMS

1,892

SQ FT

0.2

ACRES

£1,350,000 ST. BRELADE

Situated along a private lane and in a sought-after location in St. Brelade, this superb home offers the chance to live in one of the most desirable locations in Jersey. The ground floor comprises an open plan, dining and kitchen area with stunning wood floors, a house bathroom and two double bedrooms. Upstairs consists of a large sitting room (with a large wood burning stove), a third bedroom and a bathroom. Joined to the house is a one bedroom unit, which could also be incorporated back into the house, perfect for an income or guest area for visitors/family. Externally, the property benefits from a large balcony, good sized gardens to the front and rear, ample parking and large basement currently used as a utility room/storage. Please call the Livingroom office on 01534 717100 to arrange a viewing.



LIVINGROOM
The Channel Island Estate Agent



















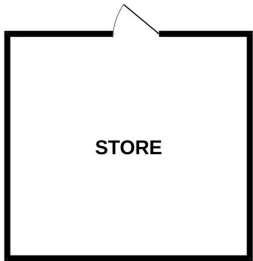




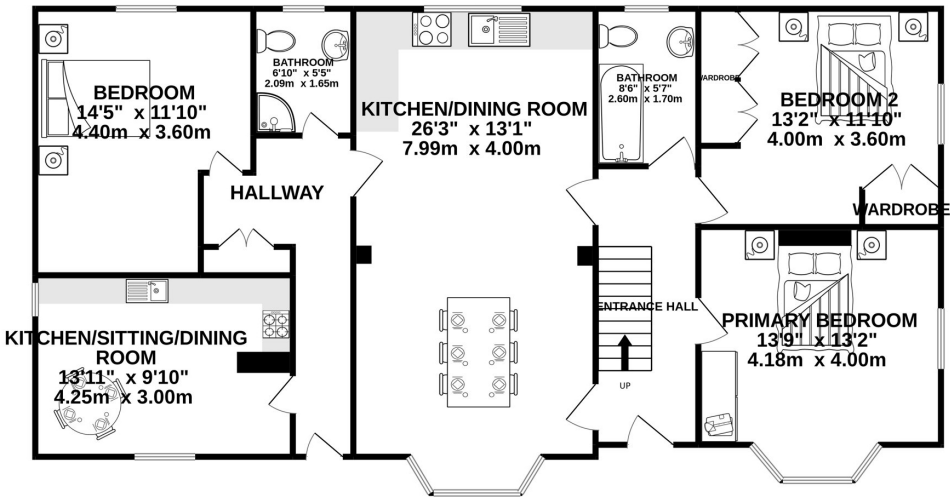




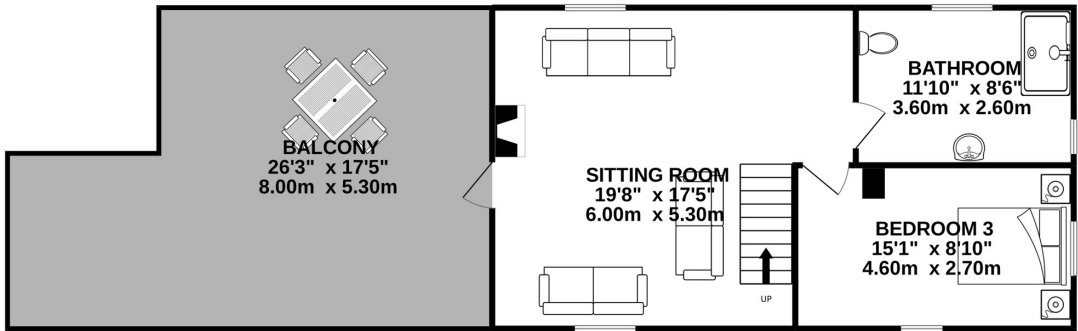
BASEMENT
160 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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	5'7 x 15'1
Kitchen/Dining Room	13'1 x 26'3
Primary Bedroom	13'2 x 13'9
Bathroom	13'2 x 11'10

FIRST FLOOR

Sitting Room	19'8 x 17'5
Bedroom 3	15'1 x 8'10
Bathroom	11'10 x 8'6
Balcony	26'3 x 17'5

BASEMENT

Store	13'2 x 12'2
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SEPARATE UNIT

Hallway	8'3 x 17'5
Kitchen/Sitting/Dining Room	13'11 x 9'10
Bedroom	11'10 x 14'5
Bathroom	5'5 x 6'10

KEY FACTS

Situated in a quiet country lane, overlooking fields and woodland

Short walk to portlet pub, Noirmont, St. Aubin and cliff park walks

Good sized front and back garden

In need of gentle modernisation

Separate one bedroom unit

Large balcony

Basement storage

Vacant possession

Ample parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

Boiler serviced in March 2022

TENURE

Freehold

POTENTIAL RENTAL INCOME

£2,500 pcm

INCLUSIONS

As per Inventory

SCHOOL CATCHMENT

Mont Nicolle

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.

£1,350,000



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