

# GREEN ISLAND COVE, NO 2

SOLE AGENT



## 4

BEDROOMS

## 3

BATHROOMS

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**£4,350 ST. CLEMENT**

ENTITLED/LICENSED Built in 2014 this contemporary home sits in an enviable position overlooking the most Southerly beach in Jersey. Part of a small private close, this property is perfect for those looking for a contemporary property that provides a relaxed beach lifestyle. On the ground floor, the property benefits from a large open-plan kitchen/dining room with access to the enclosed walled garden, fourth bedroom, house shower room and utility room that opens into the double garage. On the first floor, the property benefits from a good size sitting room with full width terrace allowing you to enjoy the ever changing views on offer over the bay along with two further double bedrooms and house bathroom. The entire second floor accommodates the primary bedroom en-suite with its own south-facing sun balcony perfect for enjoying the morning sunrise. The property also benefits from being within a stone's throw of Green Island Restaurant and local shops as well as being on a regular bus...



**LIVINGROOM**  
The Channel Island Estate Agent

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|                     |             |
|---------------------|-------------|
| Entrance Hall       | 16'5 x 15'2 |
| Kitchen/dining room | 21'2 x 18'3 |
| Bedroom four        | 15'2 x 11'3 |
| Shower room         | 7'5 x 5'5   |
| Utility             | 9'2 x 6'9   |
| Double garage       |             |

#### FIRST FLOOR

|                |             |
|----------------|-------------|
| Sittingroom    | 21'2 x 13'3 |
| House bathroom | 7'4 x 6'6   |
| Bedroom two    | 15'2 x 11'2 |
| Bedroom three  | 15'2 x 9'3  |

#### SECOND FLOOR

|                 |             |
|-----------------|-------------|
| Primary bedroom | 21'6 x 11'9 |
| En-suite        | 10'2 x 7'1  |
| Dressing room   | 12'9 x 4'2  |
| Kitchenette     | 5'1 x 3'6   |

#### KEY FACTS

Four double bedrooms, three bathrooms  
 Large primary suite with private terrace overlooking the bay  
 Spacious kitchen/dining room with access to the garden  
 Sitting room with full width terrace  
 Right on the waters edge  
 Built in 2014  
 Over 2,500 sq ft  
 Available mid May  
 On a good bus route to town and Gorey

Double garage and forecourt parking for two plus visitor spaces

QUALIFIED/LICENSED

#### SERVICES

Mains drains & water services

#### HEATING

Electric central heating  
 Underfloor heating to ground floor  
 Radiators on first & second floors

#### APPLIANCES - KITCHEN

Blomberg dishwasher  
 Hotpoint induction hob  
 AEG extractor  
 AEG oven  
 AEG combi oven  
 AEG warming drawer  
 Samsung American fridge/freezer

#### UTILITY

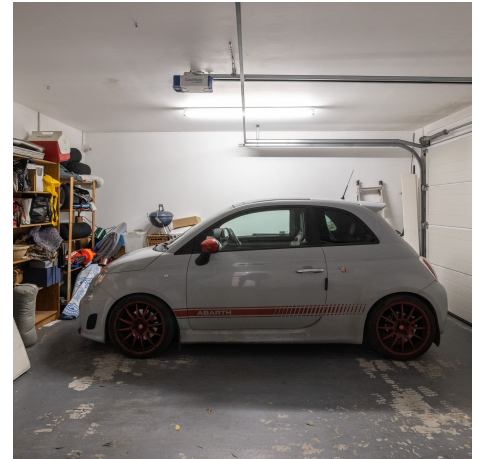
Hotpoint washing machine  
 Hotpoint tumble dryer

#### INCLUSIONS

To include all items listed in the inventory/condition report

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.

**£4,350**



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