GREEN ISLAND COVE, NO 2

SOLE AGENT



4
BEDROOMS

3
BATHROOMS

£4,500 **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


GREEN ISLAND COVE


TWO






























LOVE IS
LOVE




LAUNDRY
DE LUXE












































GREEN ISLAND





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 end November 2026

On a good bus route to town and Gorey

Double garage and forecourt parking for two plus visitor spaces

ENTITLED/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

SCHOOL CATCHMENT

St Clement

Le Rocquier

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.

£4,500

