

VUE DE LA MER



3

BEDROOMS

3

BATHROOMS

2,612

SQ FT

0.1

ACRES

£2,495,000 GROUVILLE

This supremely located, beachfront home stands proudly on the sea wall overlooking Grouville Bay. Upon entry you will be wowed by the jaw dropping views stretching from Gorey Castle in the East to Seymour Tower in the West. This three-storey home has been totally refurbished and remodelled into a coastal chic home, with modern finishes and amenities perfect for both family coastal living and elegant entertaining. Of particular note is the open plan kitchen/dining/living space with floor to ceiling sliding windows providing views to the horizon and access to the inner courtyard with outdoor shower and living wall. The ground floor further benefits from a pantry, utility and additional reception room with wood burning stove perfect as a snug or playroom. On the first floor the property offers two large double bedrooms both en-suite each with Juliette balconies and enjoying far reaching sea views. The second floor provides a contemporary open plan primary suite that has been skilfully...



LIVINGROOM
The Channel Island Estate Agent



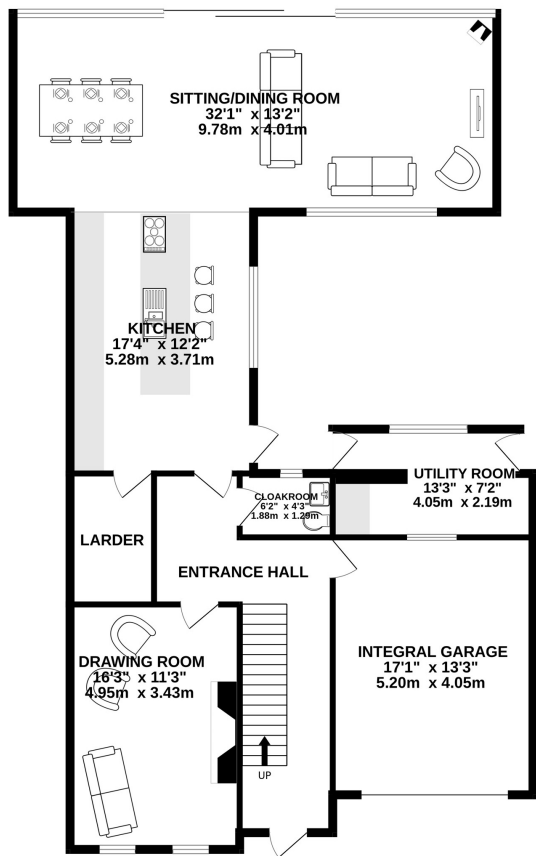




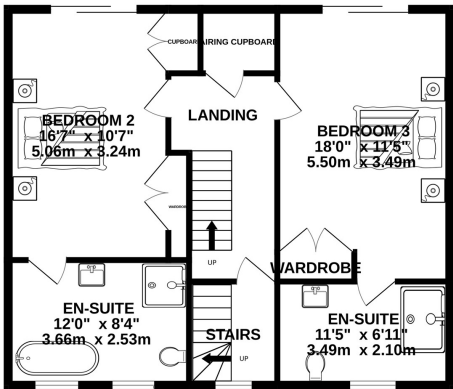




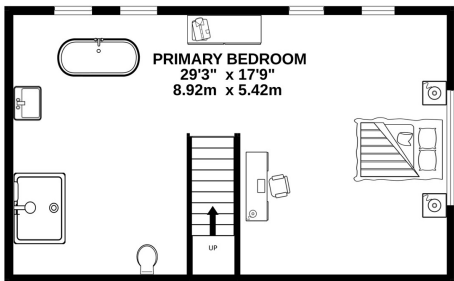
GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2612 sq.ft. (242.7 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.
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GROUND FLOOR

Entrance Hall	11'10 x 23'10
Cloakroom	6'2 x 4'3
Drawing Room	11'8 x 16'3
Kitchen	12'2 x 17'4
Sitting/Dining Room	32'1 x 13'2
Utility Room	13'3 x 7'2
Integral Garage	13'3 x 17'1

FIRST FLOOR

Landing	7'3 x 13'10
Bedroom Two	10'7 x 16'7
En-suite	12'0 x 8'4
Bedroom Three	11'5 x 18'0
En-suite	11'5 x 6'11
Stairs	5'10 x 6'11

SECOND FLOOR

Primary Bedroom	29'3 x 17'9
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KEY FACTS

Three bedrooms, three bathrooms
Flexible accommodation
Uninterrupted sea views as far as the French coast
Situated on the sea wall
Enjoy views of Gorey Castle in the East and Seymour in the West
Totally modernised throughout
Garage and parking for two vehicles
Snug/playroom/guest bedroom on the ground floor

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric wall mounted heaters
Underfloor heating in utility and cloakroom

POTENTIAL RENTAL INCOME

£7,250 per month

TENURE

Freehold

INCLUSIONS

As Per Inventory

SCHOOL CATCHMENT

Grouville
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.

£2,495,000



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