

COASTLINE



3

BEDROOMS

3

BATHROOMS

2,078

SQ FT

0.1

ACRES

POA ST. CLEMENT

Livingroom is delighted to introduce this immaculately presented house with a high specification throughout. No costs have been spared on this exquisite 3 bedroom, 3 bathroom home situated in a desirable coastal location. Benefitting from uninterrupted and everchanging sea views that stretch from Icho Tower to Le Hocq, providing stunning morning sunrise views and exquisite evening views from the upstairs entertaining area or the sun terrace. With private beach access just a stone's throw away, this property is ideal for the best of Jersey beachside living. The property has been renovated throughout with high technology to include underfloor heating, Sonos speakers and the latest Lutron lighting App voice-controlled system. The ground floor of the property offers three double bedrooms, two with en-suite bathrooms and a shower room. The primary bedroom boasts a generous-sized walk-in wardrobe with the added bonus of a separate office space and snug which can be partitioned off with...



LIVINGROOM
The Channel Island Estate Agent



















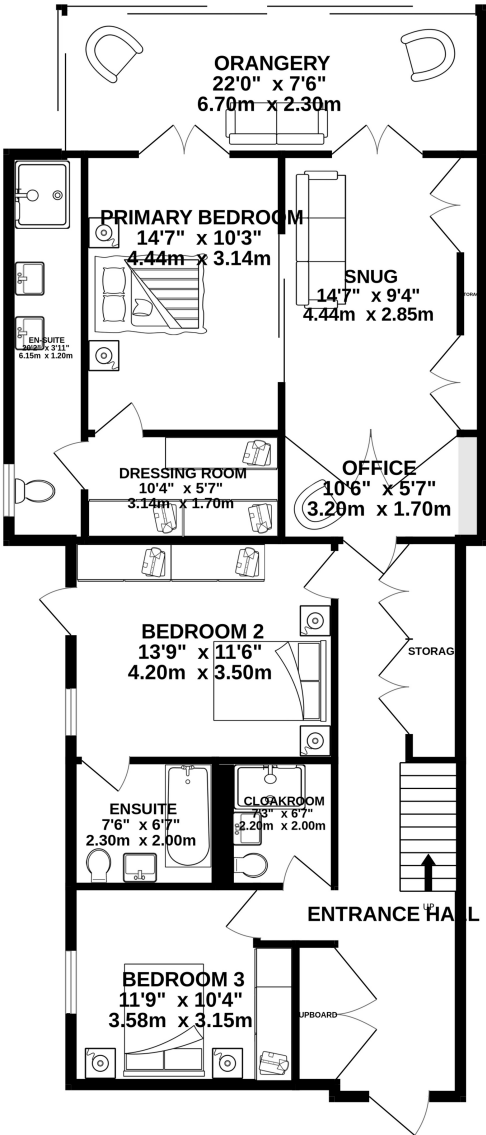




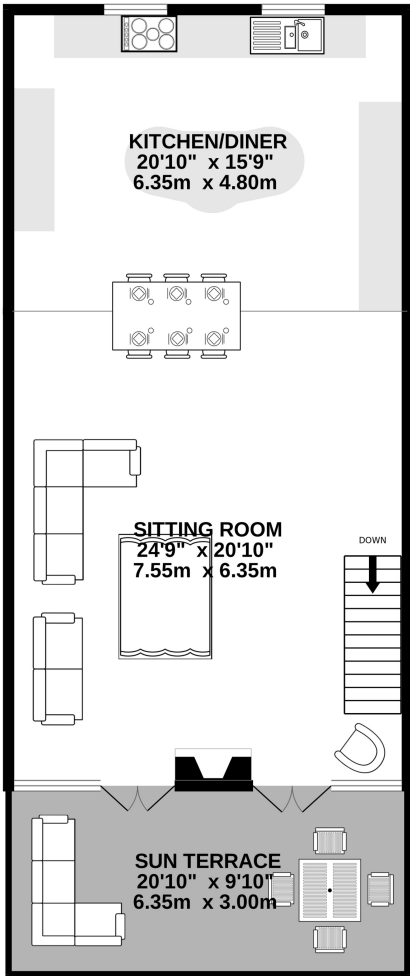




GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.1 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	10'8 x 29'1
Office	10'6 x 5'7
Snug	9'4 x 14'7
Orangery	22'0 x 7'6
Primary Bedroom	10'3 x 14'7
Dressing Room	10'4 x 5'7
En-suite	3'11 x 20'2
Bedroom Two	13'9 x 11'6
En-suite	7'6 x 6'7
Bedroom Three	11'9 x 10'4
Cloakroom	6'7 x 7'3

FIRST FLOOR

Kitchen/Diner	20'10 x 15'9
Sitting Room	20'10 x 24'9
Sun Terrace	20'10 x 9'10

KEY FACTS

The perfect home for a professional couple
 Parking for three vehicles with carport
 Three bedrooms, three bathrooms
 Immaculate condition throughout
 A beach side lock up and leave
 High specification throughout
 Beach access across the road
 Available immediately
 Superb sea views

SERVICES

Mains water
 Mains drains

HEATING

Oil fired central heating
 Under flooring heating downstairs
 Wall mounted heaters upstairs
 Gas fireplace

APPLIANCES

As per inventory

PARKING

Three parking spaces plus a visitor space

POTENTIAL RENTAL INCOME

£5500 pcm

INCLUSIONS

As per inventory

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.

POA



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