

BEULAH

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

£3,100 ST. BRELADE

ENTITLED/LICENSED. This spacious coastal cottage is a real hidden gem, retaining many original features and with a private path (shared with one other property) to the beachfront, located within a short stroll of local eateries, shops and a cycle path to St Aubin/St Helier. The ground floor comprises an entrance hall, two double bedrooms, a shower room and an eat-in kitchen diner with access to the secure back garden. The first-floor levels enjoy wonderful sea views, including a large sitting room, a second bathroom, and a primary bedroom with an En-suite. Externally there's a private garden and parking for two vehicles. Available April 2026.



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GROUND FLOOR

Entrance Hall	4'10 x 4'8
Bedroom two	10'5 x 12'11
Bedroom three	9'3 x 11'9
Kitchen/dining room	24'8 x 8'3
Shower room	6'11 x 4'5

FIRST FLOOR

Sitting room	26'10 x 13'6
Bedroom one	24'4 x 9'6
En-suite	5'7 x 5'7
Bathroom	6'8 x 5'8

KEY FACTS

Lovely three bedroom family home
Spectacular views of St. Aubins Bay
Short stroll to St. Aubins eateries and bars
Five minute drive to the Airport
Available April 2026
Secure garden
Two parking spaces
ENTITLED/LICENSED

SERVICES

All mains drains and water

HEATING

Electric heating

APPLIANCES

Bosch Oven
Bosch hob and extractor
Bosch fridge freezer
Bosch dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Peter
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.

£3,100



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