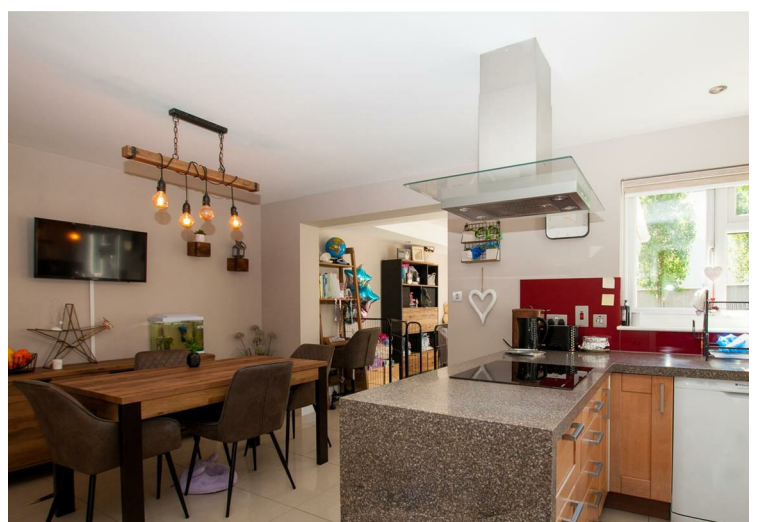




## Broadlands La Rue Du Hocq

St. Clement, Jersey, JE2 6GL

Asking price £865,000



- 3 Bedroom House
- Sunny rear garden
- Garage and parking
- Close to the Beach
- Kitchen / Diner / Conservatory
- Extended living space
- Separate lounge

Pinnacle Estates is delighted to market this extended 3 bedroom house, situated within the sought after Broadlands development close to the beach at Le Hocq and local amenities.

Well presented throughout and set over two floors, the ground floor of the property has been extended to create a modern, open plan kitchen / diner and conservatory with patio doors to the rear garden. A separate lounge, garage, cloakroom and hallway complete this floor. On the first floor, there are three bedrooms and a well-appointed house bathroom.

Externally, to the rear there is a secure sunny garden mostly laid to lawn and a patio area perfect for alfresco dining. To the front there is parking for one vehicle plus additional parking in the garage and plenty of visitor parking.

This property would suit many requirements so early viewing is highly recommended through Pinnacle Estates - find us at [pinnacle.je](mailto:deborah@pinnacle.je), email [deborah@pinnacle.je](mailto:deborah@pinnacle.je) or call 01534 707707 for further details.

Disclaimer: Pinnacle Estates believe these details to be correct, but we do not guarantee their accuracy, nor do they form part of any contract. All photographs, measurements and floor plans referred to are provided as a guide only and should not be relied upon for any purpose. We have not undertaken a detailed survey, nor have we tested appliances, services and fittings.

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.