

Where personal service flies high



ST. CLEMENT
2 BEDROOM COTTAGE
ASKING PRICE £485,000

DESCRIPTION

Beachfront fisherman's cottage in St Clements. Believed to be one of the first fisherman cottages constructed on the Southern coast. Located next to the slip road next to the beach café near the local Marks & Spencer, a short drive to the local Waitrose and on a great bus route. The property briefly comprises a kitchen, living room, two double bedrooms with fitted wardrobes, house bathroom, a utility room, externally a wooden shed and parking for one vehicle. Le Rossignol Estates are delighted to be appointed sole selling agents and internal viewing comes highly recommended.

DETAILS

Kitchen

Amtico flooring
Range of eye and base level units with integrated appliances to include 4 ring induction hob, extractor fan, electric oven, fridge freezer and washing machine.
Tiled splash backs
Stable door access to patio garden

Living Room

Fitted carpet
Granite feature fireplace

Hallway

Fitted carpet
Two storage cupboards

Bedroom 1

Fitted carpet

Bedroom 2

Fitted carpet

Bathroom

Fully tiled
Three piece suite comprising WC, wash hand basin and shower

Loft

Ladder access

External

Granite shed
Wooden shed

Parking

Parking for one vehicle

Services

All mains services excluding gas

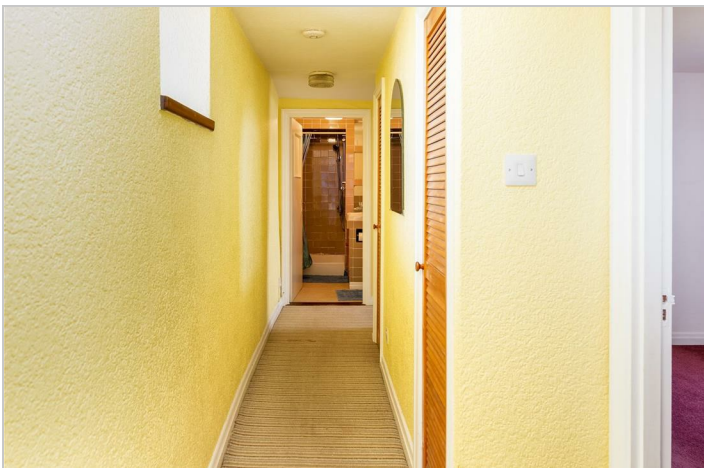
Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

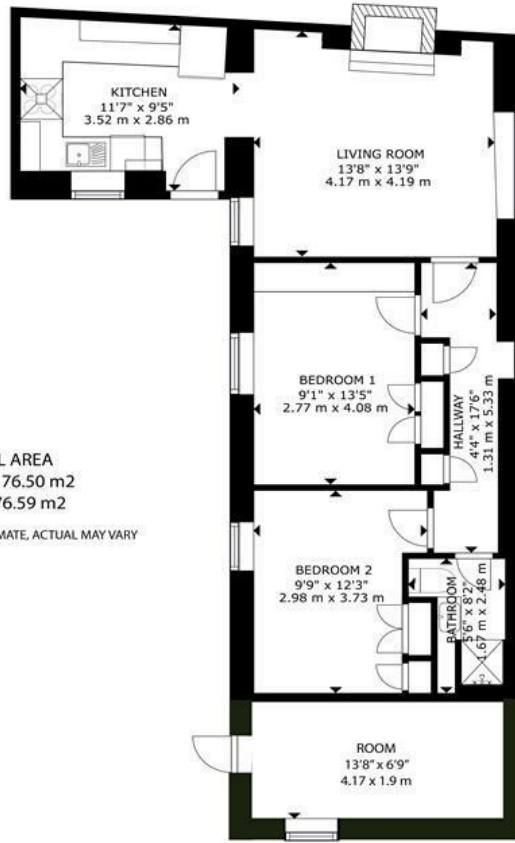
Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.

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GROSS INTERNAL AREA
FLOOR 1: 832 sq. ft, 76.50 m²
TOTAL: 832 sq. ft, 76.59 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Le Rossignol Estates
The Nightingales
6 La Ville du Bocage
St Peter, Jersey JE3 7AT

01534 767 767
sales@lerestates.com
www.lerestates.com

These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.