

ST. CLEMENT
3 BEDROOM HOUSE
ASKING PRICE £779,000 FREEHOLD

DESCRIPTION

Introducing this versatile, detached two-generation home in the heart of St. Clement, just moments from La Mare beach. Spanning three floors, the property is currently configured as a two-bedroom, two-bathroom main home, along with a spacious, self-contained one-bedroom apartment. The main house offers an inviting eat-in kitchen/ dining area, along with a separate, cozy living room featuring a charming wood-burning fireplace. Upstairs, there are two double bedrooms. The primary bedroom suite includes an expansive walk-in wardrobe/ dressing room that could be used as a study, plus an en-suite bathroom, from this bedroom, there is also stair access to a fully insulated and boarded loft, which could serve as a snug or even an additional bedroom. The second double bedroom is spacious and beautifully finished, there is also an additional well appointed family bathroom. Outside the property, is a southeast-facing garden, which backs onto scenic National Trust land, offers an inviting, sunny space with fruit trees, a vegetable patch, garden shed and two workshops. The one-bedroom apartment, is ideal for two-generation living or as an income opportunity and is presented in excellent condition. The unit features an open-plan living/ kitchen/ dining area, a shower room, and a private outdoor patio with dedicated parking. With parking for up to three cars, the property offers convenience alongside charm. Perfectly situated close to the beach and within walking distance of the No.1 bus route, this property makes for easy town commutes. Don't miss this rare opportunity to make it your own!

DETAILS

Entrance Hall

Tiled flooring
Storage cupboard
Understairs storage

Kitchen/ Dining Room

Vinyl flooring
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, double electric oven/grill, dishwasher and fridge freezer
Under counter space for washing machine
Tiled splashbacks
Space for dining table

Living Room

Fitted carpet
Wood burner

First floor landing

Fitted carpet
Storage cupboard

Primary Bedroom

Fitted carpet

Loft

Fitted carpet
Boarder / Insulated
Eaves storage

En Suite

Amtico flooring
WC and wash hand basin
Shower

Walk In Closet

Fitted carpets
Fitted wardrobes

Bedroom

Fitted carpet

Bathroom

Tiled flooring
WC and wash hand basin
Shower over bath

Ground Floor Unit:

Kitchen/Living Room

Fitted carpet
Tiled flooring
Breakfast bar
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven/grill, fridge, freezer
Under counter space for washing machine
Tiled splashbacks

Hallway

Fitted carpet

Bedroom

Fitted carpet

Bathroom

Tiled
WC and wash hand basin
Shower

Garden

South-East facing garden
Paved
Vegetable patch
Two workshops
Garden shed
Overlooking National Trust Land

Parking

Parking for 3 cars

Services

Main drains and water
Electric Heating

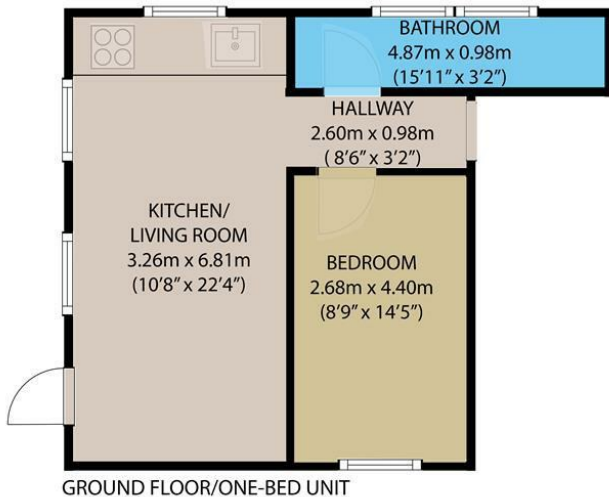
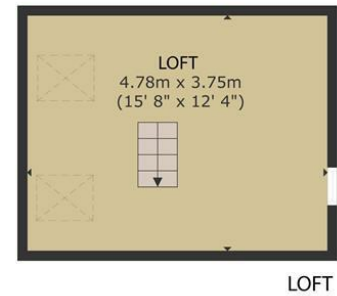
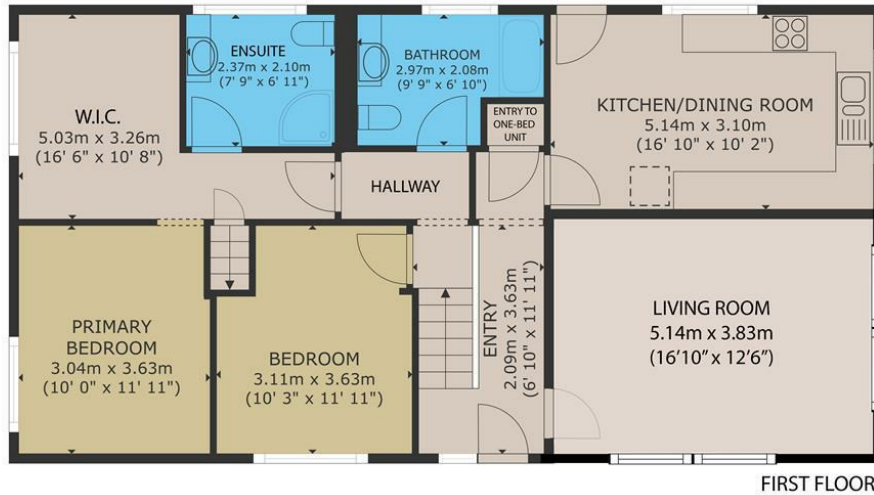
Jersey Housing Qualifications

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.





GROSS INTERNAL AREA
GROUND FLOOR/ONE-BED UNIT: 41.01 m² (440 sq. ft),
FIRST FLOOR: 94.0 m² (1012 sq. ft)
LOFT: 17.9 m² (193 sq. ft)
TOTAL: 152.9 m² (1645 sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Le Rossignol Estates
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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.

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