



**ST. BRELADE**  
5 BEDROOM HOUSE  
ASKING PRICE £1,195,000 FREEHOLD

## DESCRIPTION

### 3-Bedroom Home with Separate 2-Bedroom Unit

This beautifully presented property in the heart of St. Brelade offers the perfect blend of modern design, spacious living, and flexibility. The main house is in immaculate walk-in condition and features a bright, open-plan living/dining room with glass doors to the garden, complemented by a striking brick architectural feature and a graceful archway that add charm and character. The kitchen is fully equipped with Bosch integrated appliances, a breakfast bar, and even a fitted outlet for an additional wall-mounted TV. A separate laundry room has a washer and dryer. Upstairs, you'll find three double bedrooms, with the primary bedroom benefitting from fitted wardrobes. A sleek, modern house bathroom completes the first-floor. There is also a large garden. Partially faux lawned, patio and decking. Adjoining the main home is a completely self-contained two-bedroom house—perfect for multigenerational living or as a rental opportunity. The annexe is beautifully maintained and offers a spacious open-plan living/dining area, separate fully integrated kitchen, modern house bathroom with a new shower, two double bedrooms (the primary with fitted wardrobes), and three additional storage cupboards. The unit has its own private garden, ensuring privacy for all occupants. The location truly speaks for itself. Set within walking distance of Les Quennevais School, the property backs onto the Mile Track near Les Quennevais Sports Centre and is just moments from the railway walk, sand dunes, and surrounding countryside; offering endless opportunities for active families who love outdoor living. Nearby amenities include the shops at Red Houses, the airport, and some of Jersey's most loved beaches and green spaces; St. Brelade's Bay, St. Ouen's Bay, and Winston Churchill Park. With the Number 15 and 22 bus routes just a two-minute walk away, along with direct access to the cycle track, commuting to town couldn't be easier.

## DETAILS

### Entrance Hall

Wooden flooring  
Under Stair flooring

### Cloak Room

Wooden flooring  
W.C. and wash hand basin

### Dining Room

Wooden flooring  
Brick architect

### Living Room

Wooden flooring  
Open fire can be used to burn logs

### Kitchen

Tiled flooring  
Range of eye and base level units with integrated Bosch appliances to include 4 ring ceramic hob, extractor fan, double electric oven, dishwasher and fridge freezer  
Breakfast bar  
Tiled splashbacks  
Underfloor heating

### Laundry

Plumbing for washer/dryer

### Landing

Fitted carpet  
Storage cupboard x 2  
Glass staircase

### Bedroom

Fitted carpet  
Fitted wardrobes

### Bedroom

Fitted carpet

### Bedroom

Fitted carpet

### Bathroom

Fully tiled  
W.C. and wash hand basin  
Bath with shower mixer

### Garden

Faux lawn / Patio/ Decked

### Separate Annexe Unit

### Entrance Hall

Wooden flooring



### **Cloak Room**

Wooden flooring  
W.C. and wash hand basin

### **Living/ Dining Room**

Wooden flooring  
Access to garden

### **Kitchen**

Tiled flooring  
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, double electric oven, dishwasher and fridge freezer  
Under counter space for washing machine  
Underfloor heating

### **Landing**

Fitted carpet  
Storage cupboard

### **Bedroom**

Fitted carpet  
Fitted wardrobes

### **Bedroom**

Fitted carpet  
Fitted wardrobes

### **Bathroom**

Fully tiled  
W.C. and wash hand basin  
Bath with shower mixer  
New shower 2025  
Underfloor heating

### **Loft**

Drop down ladder - in Main house  
Partially boarded - Both  
Partially insulated - Both

### **Parking**

Parking available for three vehicles  
Visitor spaces

### **Services**

All mains services excluding gas  
OFCH - Main house  
Electric heating - Annexe  
Fully double glazed throughout

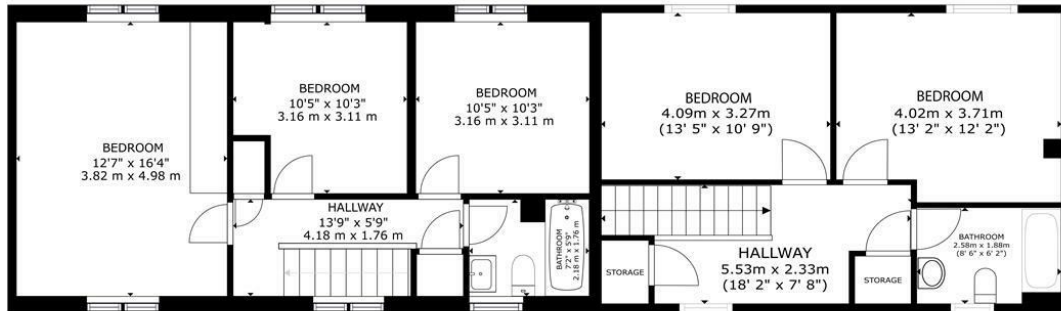
### **Jersey Housing Qualifications**

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

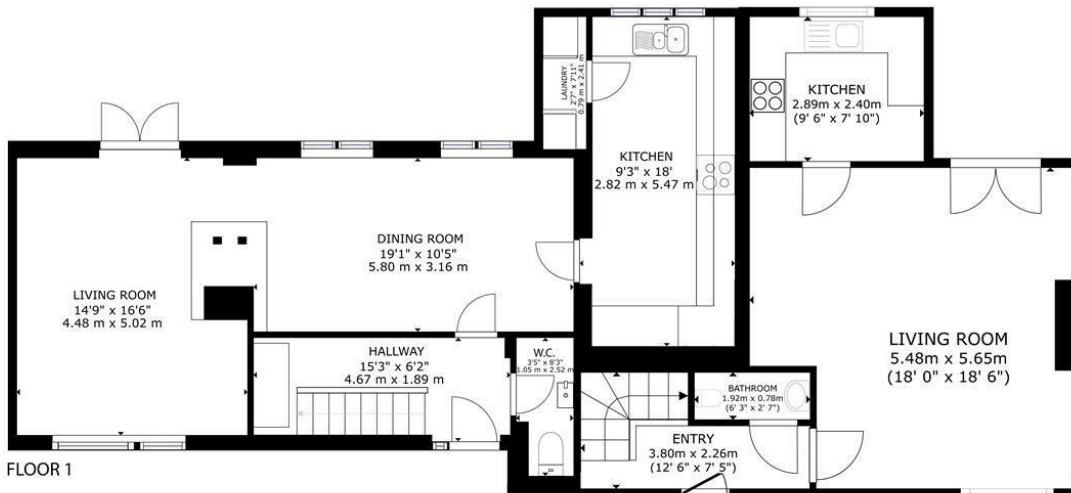
### **Anti-Money Laundering**

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.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1265 sq. ft, 117.56 m2, FLOOR 2: 1091 sq. ft, 101.33 m2  
TOTAL: 2356 sq. ft, 218.89 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

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