



ST. BRELADE
3 BEDROOM HOUSE
ASKING PRICE £640,000 FREEHOLD

DESCRIPTION

Beautifully Renovated Three-Bedroom Family Home in St. Brelade.

Set on a quiet private driveway of just four houses, this beautifully modernised three-bedroom, semi-detached home is perfectly located in the heart of St. Brelade; close to excellent schools, shops, and arguably the island's best beaches. Since its purchase in 2018, the property has been tastefully updated throughout, including a brand-new kitchen and house bathroom. Renovated in 2024, the kitchen is fully equipped with an integrated hob, combi oven, full-size dishwasher, and freestanding fridge freezer. The separate generous living room is bright and welcoming, with large glass windows opening onto the secure rear garden. Upstairs there are two generous sized double bedrooms, and a single. The bathroom (renovated 2021), features Burlington fixtures and a claw-foot roll-top bath. Storage is plentiful with a fully insulated and floored loft, and two further storage cupboards.

Outside, the east-facing rear garden enjoys sunlight from morning until mid-afternoon. It's fully walled, private, and secure, perfect for children and pets. Low-maintenance and finished to a high standard in 2021, it includes quality artificial lawn, mature shrubs and trees, and benefits from external lighting and an electricity supply. Tandem parking is available for two vehicles outside the front of the property. This lovely home is ideally located within walking distance of Les Quennevais School, Jump Jersey, Sports Centre/ Skate Park, Elephant Park, and the Railway Walk. You'll also find nearby shops at Red Houses, the Airport, and some of Jersey's most popular outdoor spaces including St. Brelade's Bay, St. Ouen's Bay, Winston Churchill Park, all close by.

With the Number 15 and 22 bus routes just a two-minute walk away, and easy access to the cycle track, commuting to town is quick and convenient. This is a fantastic opportunity for young families or those looking to downsize without compromise.

DETAILS

Entrance Hall

Wooden flooring
Storage cupboard

Cloak Room

Tiled flooring
W.C. and wash hand basin

Kitchen

Tiled flooring
Range of eye and base level units with integrated appliances to include 4 ring integrated hob, extractor fan, oven and combi oven, dishwasher and freestanding fridge freezer

Dining Room

Wooden flooring

Living Room

Wooden flooring
Access to garden

Landing

Fitted carpet
Storage cupboard

Bedroom

Wool fitted carpet
Fitted wardrobes

Bedroom

Wool fitted carpet

Bedroom

Wool fitted carpet

Bathroom

Ceramic tiled flooring
W.C. and wash hand basin
Claw foot roll top bath with shower mixer
Burlington fixtures

Loft

Drop down ladder
Floored
Insulated
Excellent Storage

Garden

East facing
Private, secured and walled
Low maintenance with faux grass, mature trees and

shrubs
Electricity supply for outdoor lighting

Parking

Parking available for two vehicles

Services

All mains services including gas
Gas heating and water

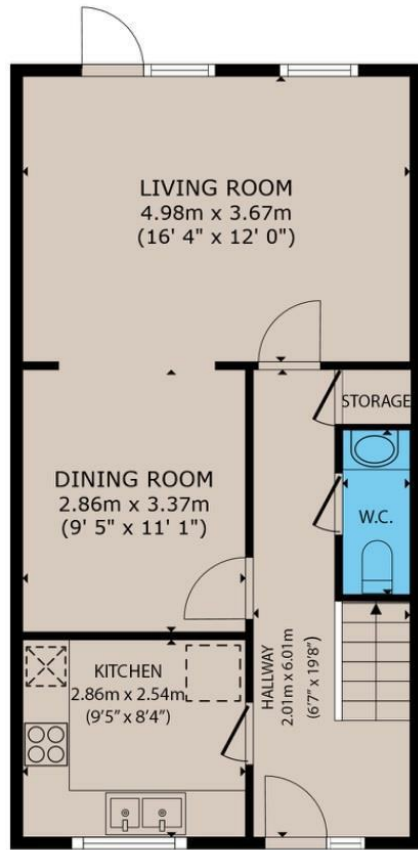
Jersey Housing Qualifications

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

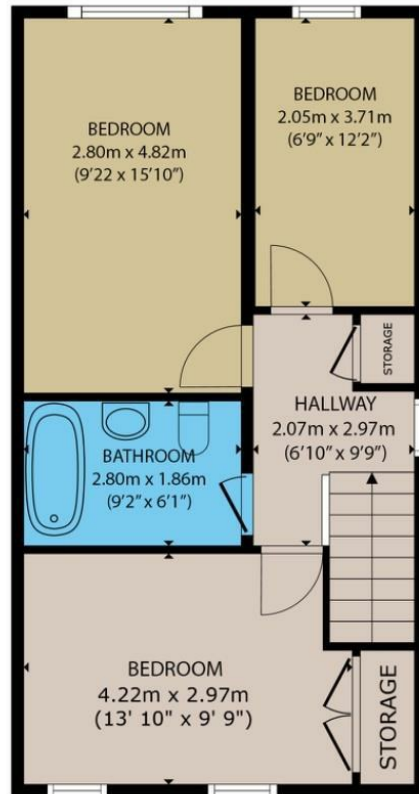
Anti-Money Laundering

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 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 48.6 m² (523 sq.ft.) FLOOR 2 49.4 m² (532 sq.ft.)
TOTAL : 98.0 m² (1,055 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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