



St Brelade

£2,300,000

Contemporary townhouse with elevated sea views over St Aubin



Newly constructed to the highest standard  
Enviably panoramic views over St Aubin's Bay

Low maintenance contemporary living

3 en suite bedrooms and study

Close to amenities in St Aubin's Harbour

Perfect home for entertaining

Garage and further parking





This newly built luxury 3 bedroom home is in an elevated position over St Aubin and is some 2,500 sq ft.



Effortlessly modern, this low-maintenance lock up and leave property is ideal for those who like to entertain and want to take the stress out of life. The entire top floor is an open plan kitchen living space which opens out with a wall of bi-fold doors on to the balcony. The glorious views over the whole of St Aubin's Bay become one with the property and makes the perfect back drop to balmy summer nights and al fresco entertaining.

The showstopper of this property is the bespoke staircase, a modern mix of wood and glass, flooded with natural light from skylight, making a great first impression. No expense has been spared with a high quality build and finish, sleek fitted kitchen, engineered wood floor and being light and spacious throughout.

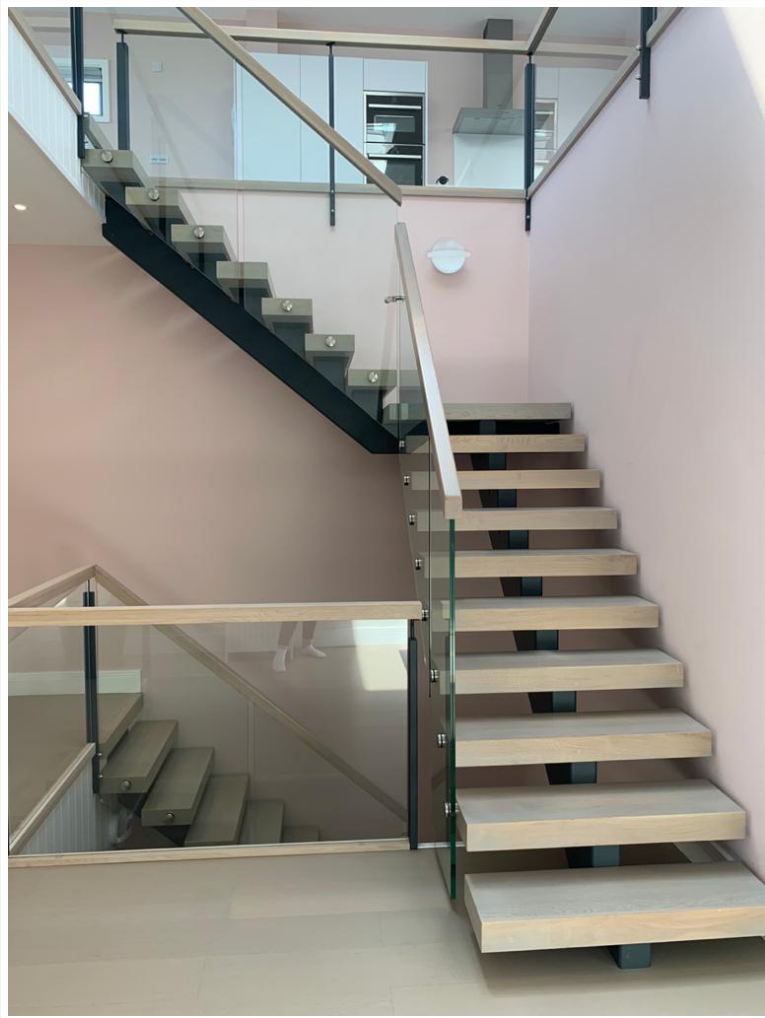


Comprising: Ground floor – entrance hall, cloak room, main bedroom with en suite bathroom, fitted wardrobes and access to own balcony.

First floor – open plan kitchen sitting/dining room, with access on to balcony.

Lower ground floor – hallway, storage cupboard, study, 2 double en suite bedrooms both with fitted wardrobes and access to the sun terrace.





Approx. 750 metres walk to the picturesque St Aubin's Harbour, where you have a mouth-watering selection of cafes, bars and restaurants on your doorstep, and easy access to St Helier centre and the airport.

This property is a must see and viewings are highly recommended.



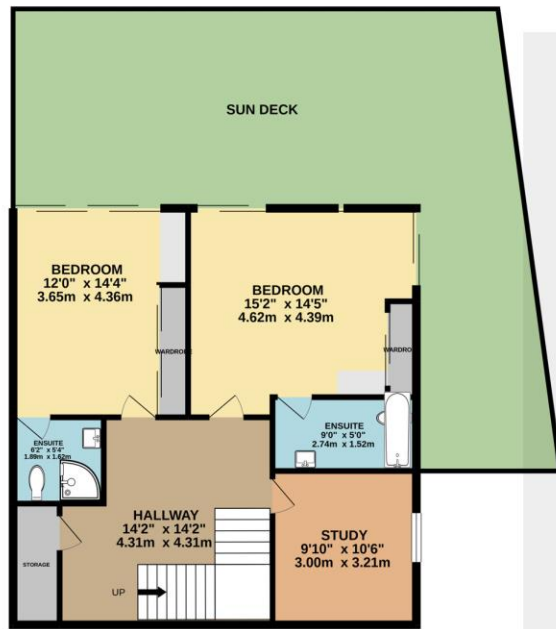
## SERVICES

Mains water and drains, fully double glazed, under floor electric heating.

Parking: Single garage and parking for 2 cars

Category and Tenure: Freehold and Entitled

LOWER GROUND LEVEL  
787 sq.ft. (73.1 sq.m.) approx.



ENTRANCE LEVEL  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2560 sq.ft. (237.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020

Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

Hunt Estates



**CONTACT US**

E enquiries@huntestates.com  
T 01534 860 650  
W www.huntestates.com

**ADDRESS**

9 New Street  
St Helier  
Jersey, JE2 3RA