



St Clement £1,350,000

Seafront Contemporary Home at Green Island

Overlooking Green Island and the beach, which is just a stone's throw away, this modern, stylish property which is set in a small private close, is perfect for a family or those looking for a low maintenance, lock up and leave home.

This light, contemporary property is ideal for entertaining and for those who wish to enjoy the sea air, walking on the beach, rock pooling and swimming.

It is also close to Green island Restaurant, the regular bus route between St Helier and Gorey and a local convenience store. It is suitable for a home buyer or as an investment rental property.



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From a wide entrance hall, on the ground floor, the large open plan kitchen/dining room opens out through sliding doors into an enclosed walled private garden with a gate for easy access to the beach.

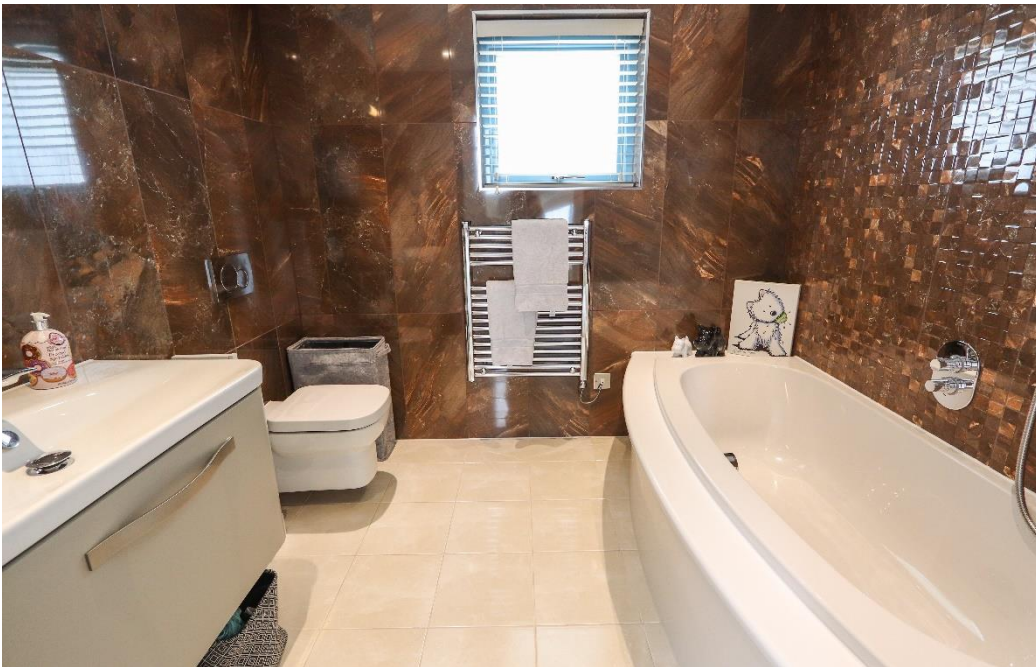
There is also a fourth bedroom or office, a house shower room and a utility room that opens into the double garage.







On the first floor, the full width living room enjoys views over the beach and the sliding doors open out on to a south facing sun terrace. Also, on this floor are two bedrooms.





The second floor accommodates the main bedroom suite which also has a sun terrace where you can enjoy the morning sunrise or evening seascape, a dressing room, en suite bathroom and its own kitchenette, for added convenience.



FEATURES

Close to beach at Green Island
Stylish, contemporary home
Two south facing sun terraces & walled garden
4 bedrooms
Main bedroom suite with sun terrace
Large kitchen/dining room with doors to garden
Electric underfloor heating
Double garage
Outside guest parking

SERVICES

Mains water and drains
Electric underfloor heating
Double gazing

PARKING

Double garage with electric door
Additional parking for 2/3 cars

CATEGORY AND TENURE

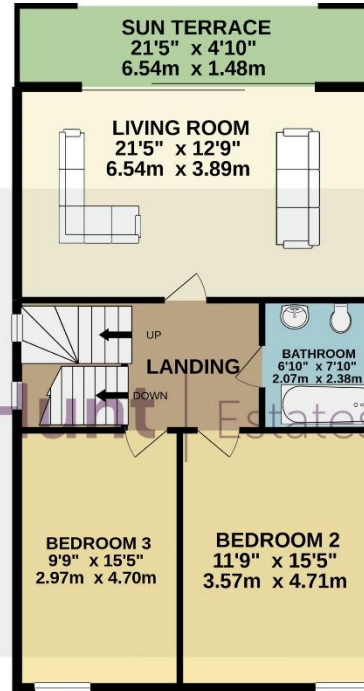
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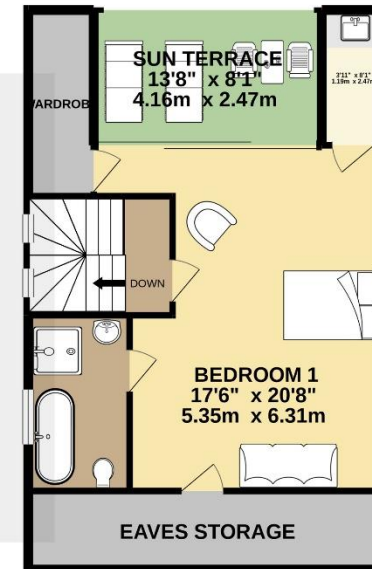
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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.
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