



Hunt Estates

Prestigious House In Prestigious Location
St. Brelade, Jersey

PRESTIGIOUS HOUSE IN PRESTIGIOUS LOCATION

Located in the prestigious, cobbled high street in the village of St. Aubin in the South/West of the island, this four-storey town house has great presence with its beautiful columned façade.

Enjoying panoramic southerly views over the pretty harbour, the fort and the entire St. Aubin's Bay from the upper reception rooms and large sun terrace (which is accessed from the sitting room), this four-bedroom house is highly desirable.

Just a walk down the High Street takes you to the heart of St. Aubin's village where you can enjoy the many restaurants and cafes around the harbour or walk along the promenade that runs along the entire bay. For those who enjoy swimming and water sports, the beach and facilities are just a short walk away.

The property has been designed for a family who want to live by the sea and who will appreciate village life in what many describe as one of the "Jewels in Jersey's Crown".

The property is perfect for a family with young adults who want to live in the western part of the island in a prime location which has the benefit of being near to the sea, beach and on a frequent bus route.







Climbing the steps to the house, the ground floor provides a guest bedroom suite as well as laundry facilities. On the first floor are two bedrooms, both with en suite bathrooms, and a very convenient walk-in store room.

The second floor comprises a large kitchen diner measuring 6 metres x 5 metres with views over the bay. There is also a main bedroom suite with bifold doors leading to its own sun terrace.

On the third floor is a large sitting room facing South with bifold doors that open on to a large sun terrace, approx. 8 metres x 4 metres, making it perfect for entertaining and enjoying the enviable views over the bay and harbour.





FEATURES

- Pretty Town House in cobbled High Street
- Four bedrooms
- Four en suite plus WC
- Large sun terrace on top floor overlooking St Aubin's Bay, Fort, and Harbour
- Additional sun deck off main bedroom
- Minutes' walk to restaurants and cafes

INFORMATION

- Mains water and drains
- Electric heating
- Double glazed
- Secure parking for two vehicles
- Occupiers' rates for 2022 were ??
- Available to Entitled/Licensed residents
- Please note that the equivalent of 1 months' rent is required for the deposit



Gill Hunt, FNAEA
Director

gill@huntestates.com
T +44 (0)7797 721881
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA

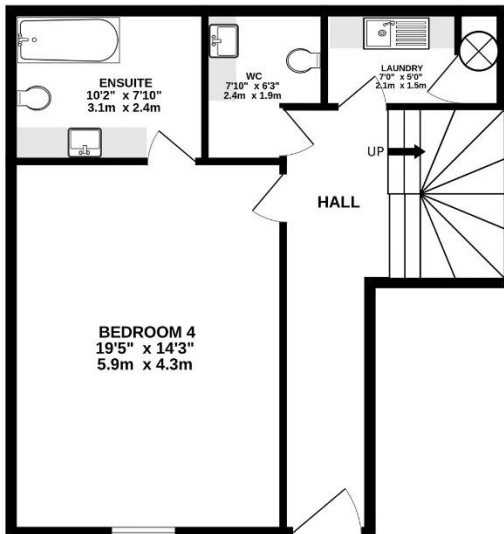
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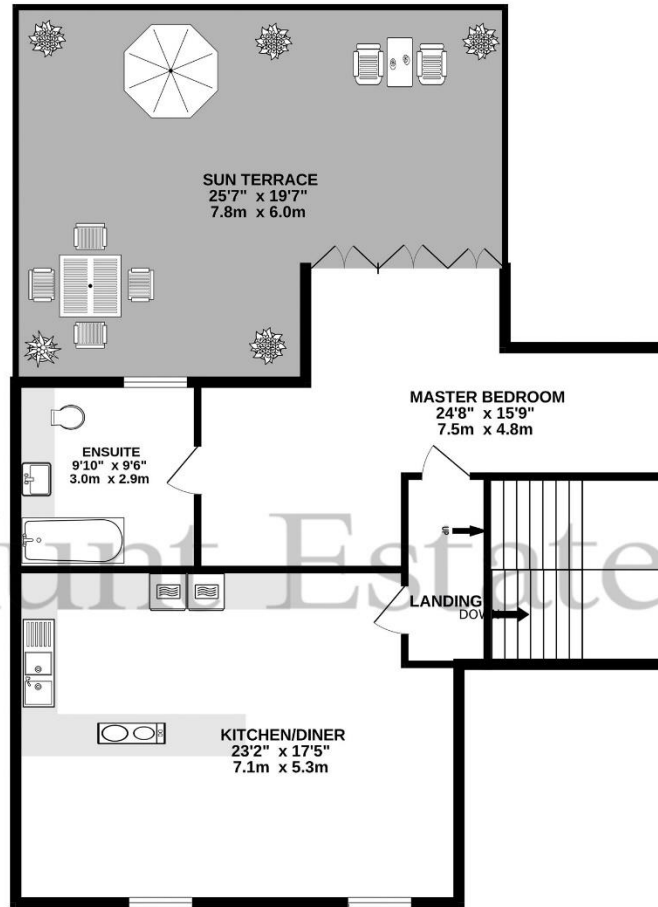
1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



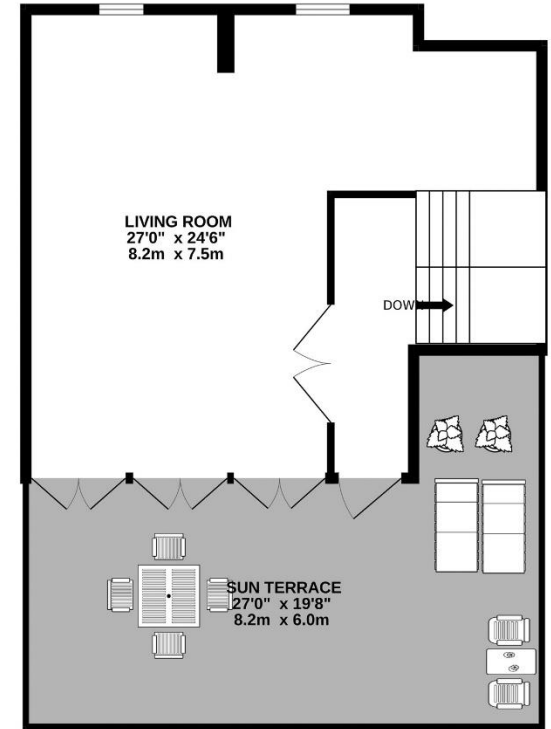
GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



3RD FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 2718 sq.ft. (252.6 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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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

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