

**Hunt** | Estates

**St. Brelade**  
**£1,275,000**



## Luxury apartment overlooking Portelet Bay

Hunt Estates offers you the chance to live in a select, gated community overlooking the sea at Portelet.

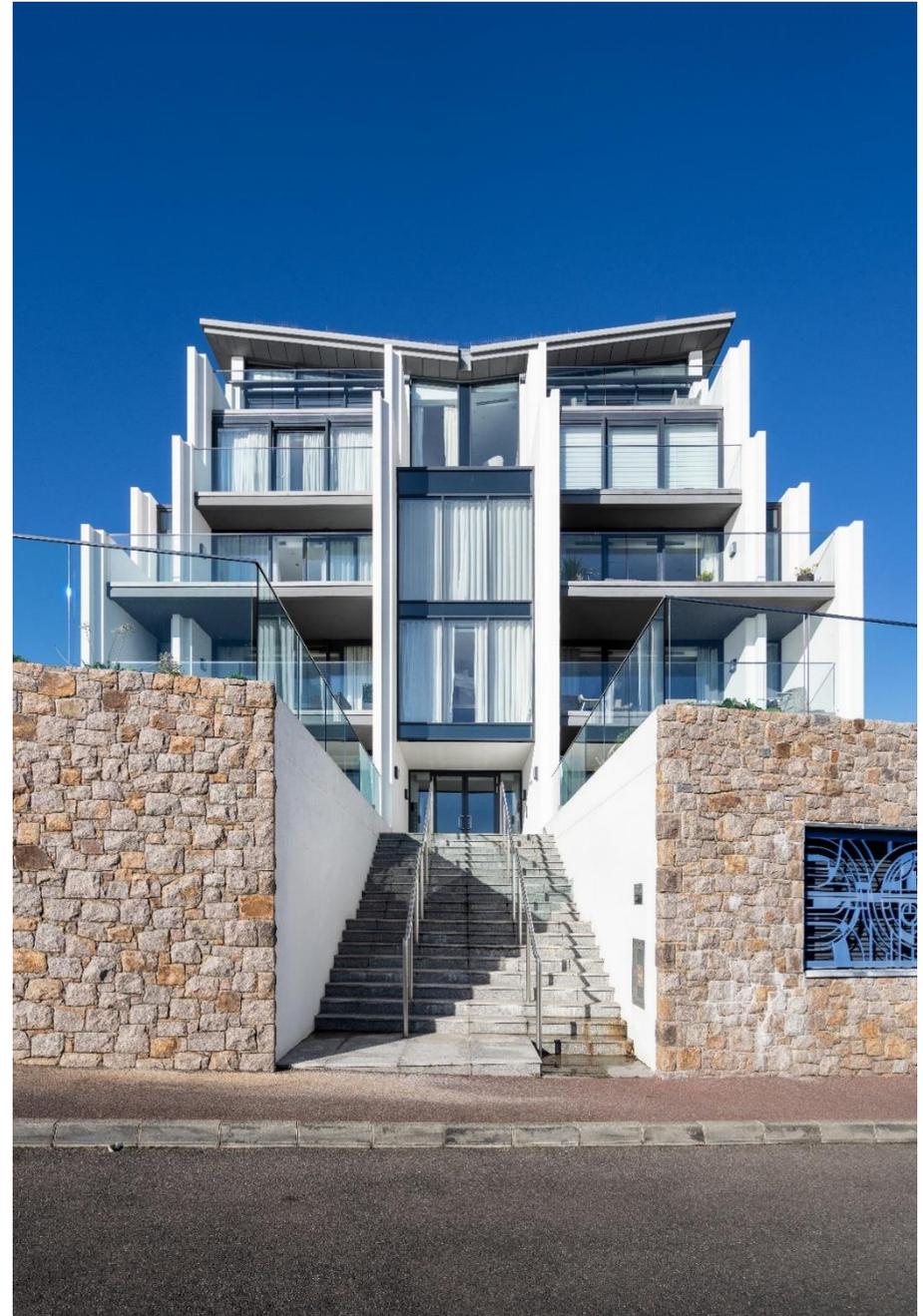
This beautifully furnished three bedroom apartment of over 1,600 square feet on the ground floor of The Fulmar, is particularly special as it benefits from its own patio and garden that directly overlooks the sea and Janvrin's Tomb.

Providing elegant accommodation and the convenience of a lock up and leave when required, it is easily managed and comes with all the services one would expect to be associated with such an award winning development.

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The open plan kitchen with its centre island and breakfast bar, formal dining and sitting areas, enable you to look out through floor to ceiling glass sliding doors to the sea. You will enjoy the ever changing seascape from the comfort of your own home.

There is a separate utility room with washing machine and dryer, and a newly installed water cylinder with water leak detection system.





The exceptionally tasteful accommodation includes three bedrooms, two of which are en suite, a house bathroom and separate laundry room. The owners have fitted wardrobes to each bedroom, one having a pull-down bed. There is adequate additional storage.

A lift, as well as stairs, provide access to underground secure parking where there are two spaces set side by side. There is also visitor parking.

The luxury development enjoys a private tennis court and nearby eating out places include: the Portelet Inn, The Smugglers Inn and Kismet.

There are steps to the beach and Portelet Bay café below the development and Noirmont is not far where you can enjoy walking the headland.

This is luxury living that provides the owner with more time to enjoy your own leisure pursuits.



## FEATURES

Luxury 3 bedroom apartment  
Views across Portelet Bay  
Open plan sitting room/kitchen/dining room  
Secure gated community  
Sought after development  
Steps to the beach and Portelet Bay café  
Filtered zip tap in kitchen

## SERVICES

Mains water and drains  
Electric underfloor heating  
Double glazing

## PARKING

Underground communal garage with parking  
for two cars (side by side).  
Visitor parking

## CATEGORY AND TENURE

Freehold and Entitled  
Service charge £4,200 per annum





**GROUND FLOOR**  
1626 sq.ft. (151.1 sq.m.) approx.



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