





## DETACHED PROPERTY WITH VIEWS OVER ST BRELADE'S BAY

Four bedroom detached property situated on a private road and on an elevated position with wonderful sea views of St Brelade's Bay.

Comprising: ground floor; entrance hall, 24ft living room with access to the sunroom, which in turn, overlooks and has access to the south facing garden. There is an eat-in kitchen of some 23ft in length. There are also three double bedrooms and a house bathroom at this level.

First floor; The main bedroom has lovely sea views, and an en-suite bathroom. There is an additional attic room on this level, which was used by the vendors as a dark room for photography and storage.

The garden and balcony/terrace are south facing and are currently laid with paving stones and lawn. There is a single garage and parking for +6 cars.

This property is set in a large plot and provides a wonderful opportunity for a buyer to update and add significant additional value, subject to planning permission.

It is highly recommended for viewings by the vendors sole agent.







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## FEATURES

- Lovely sea views of St Brelade's Bay
- Good sized sitting room and sunroom
- Four double bedrooms
- Property is set in a large plot
- Potential to extend subject to planning permission
- Large south facing garden and balcony/terrace
- Situated on private road

## INFORMATION

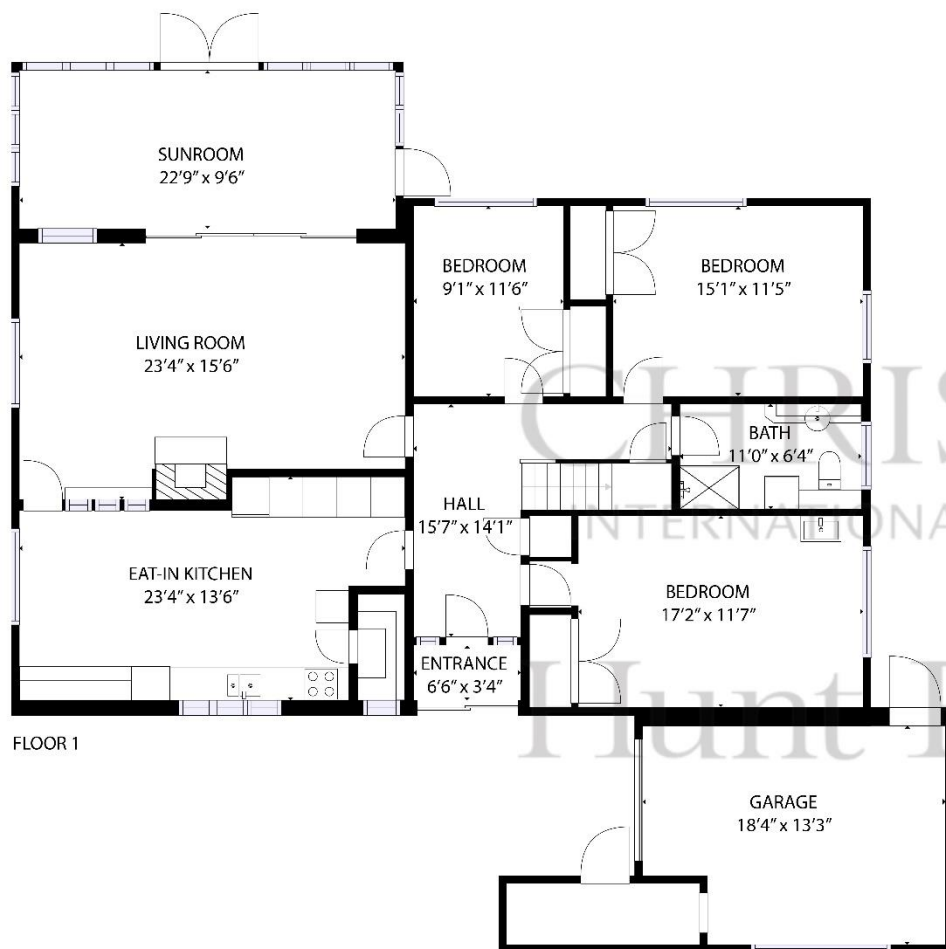
- Septic tank and soakaway drains
- Mains water
- Oil fired central heating
- Single garage and parking for +6 cars
- Freehold and Entitled



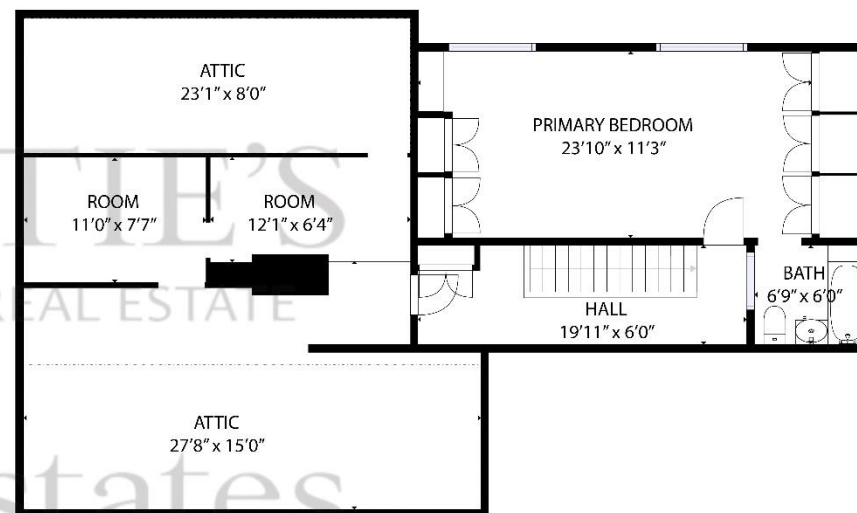
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1992 sq. ft, FLOOR 2: 795 sq. ft  
 EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 617 sq. ft  
 TOTAL: 2787 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



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