



Hunt Estates

Family home overlooking St Brelade's Bay
St Brelade, Jersey

FAMILY HOME OVERLOOKING ST BRELADE'S BAY

An attractive detached house located at the end of a private close with no through traffic, with lovely south facing sea views.

Conveniently located just a short drive from St Brelade's Bay with restaurants and cafes. Also close to hand are golf courses, sports centre, supermarkets, chemist, and doctor's surgery.

Ground floor comprising: entrance porch, entrance hall, cloak room, sitting room, dining room, study/TV room, kitchen with space for a breakfast table, utility room and rear porch.

First floor comprising; four bedrooms, one en-suite bathroom and family bathroom. There is a balcony overlooking the garden and sea, accessed from the first floor landing.

The property has a light and airy feel throughout. There is further scope to enhance the property. Of particular note is the large attic space for storage.

Externally there is a lawned south facing garden and heated swimming pool (which the landlord has agreed to maintain) with patio surround.









A scenic view of a coastal estate. In the foreground, there is a swimming pool surrounded by lush landscaping, including large green bushes and trees. The middle ground shows a modern building with a flat roof and a swimming pool. The background features a vast ocean under a sky with scattered white clouds. The text "Hunt Estates" is overlaid in the center of the image.

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FEATURES

- 4-bedroom family home
- 3 reception rooms
- Over 3,000 sq. ft
- Close to local amenities and St Brelade's Bay
- Beautiful sea views
- Heated swimming pool
- Large attic for storage

INFORMATION

- Mains water and drains
- Oil fired central heating
- All double glazed (except house bathroom window)
- Single garage and parking for up to 4 cars (tandem)
- Occupier rates for 2023 were £476.04
- The tenant will be responsible for the current gardening contract at approx. £180 per month
- Available immediately to Entitled/Licensed residents
- The equivalent of one month's rent will be required for the deposit



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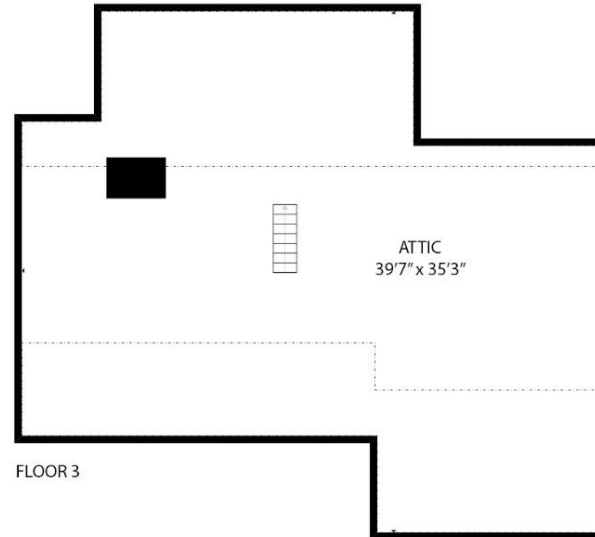
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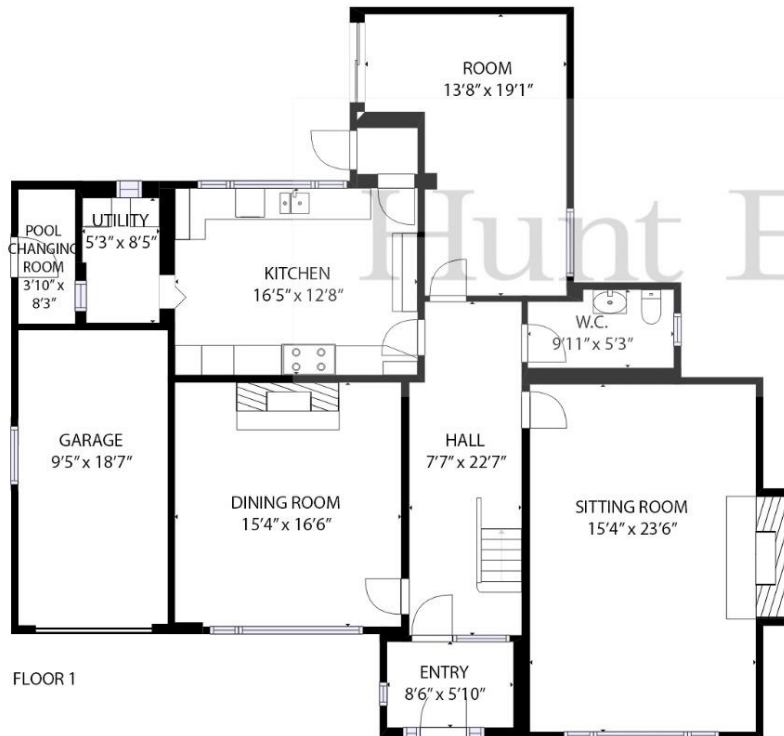
GROSS INTERNAL AREA
 FLOOR 1: 1452 sq. ft, FLOOR 2: 1104 sq. ft
 FLOOR 3: 522 sq. ft,
 TOTAL: 3079 sq. ft

EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 558 sq. ft,
 GARAGE: 174 sq. ft, POOL CHANGING ROOM: 31 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 3



FLOOR 1



FLOOR 2

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