



CHRISTIE'S | **Hunt Estates**
INTERNATIONAL REAL ESTATE

Modern Two-Bedroom House With Enviably Views
St. Martin, Jersey

MODERN TWO-BEDROOM HOUSE WITH ENVIABLE VIEWS

It is all about the views with this perfectly positioned detached house with panoramic views across the whole of the Royal Bay of Grouville.

With the shops, restaurants, and all the amenities Gorey harbour and Gorey Village have to offer, you really are in the heart of the East of the island.

This light and airy modern house offers generous living space with a large sitting room, an eat in kitchen and two double bedroom suites each with walk in wardrobes.

Whether you wish to watch the sunrise with a coffee and newspaper or catch the last of the evening sun you are spoilt for choice with four balconies, all overlooking the sea bringing the outside in.

The house briefly comprises: Sitting room with balcony, eat-in kitchen with balcony, storage cupboard, cloakroom, two double bedrooms with en suite bathrooms and each with its own balcony.

Externally there is a paved forecourt with parking for 3 cars.

















FEATURES

- Detached two-bedroom home
- Two bathrooms
- Panoramic sea views
- Elevated position and peaceful setting
- Four balconies off kitchen, sitting room and both bedrooms
- Flooded with natural light
- Storage cupboard
- Approx. 1,800 sq. ft (including balconies)

INFORMATION

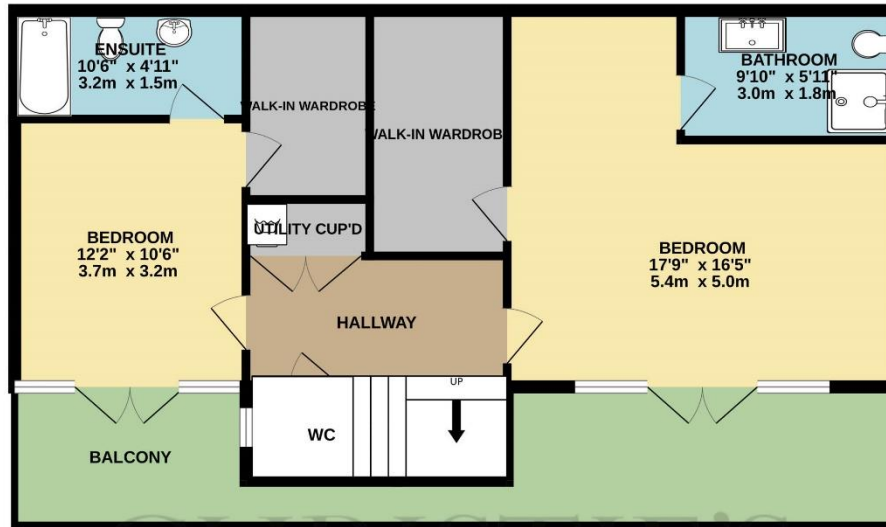
- Mains water and drains
- Wet electric under floor heating
- Double glazed
- Parking for 3 cars on paved forecourt
- Occupier rates for 2022 were approx. £600
- Freehold and Entitled/Licensed



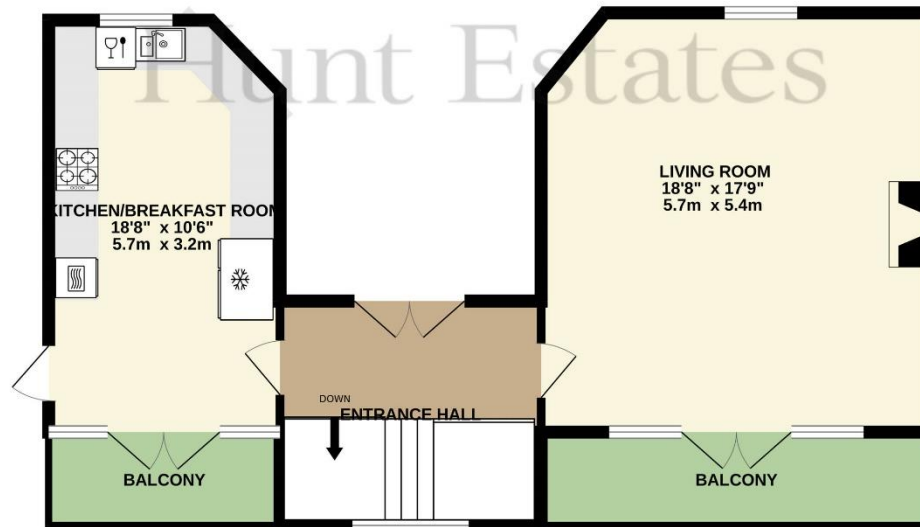
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TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

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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