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Historic St. Aubin House with Beautiful Sea Views
St. Brelade, Jersey

HISTORIC ST. AUBIN HOUSE WITH BEAUTIFUL SEA VIEWS

A historic property set on St. Aubin's High Street with wonderful South views over St. Aubin's Bay and Harbour.

The property dates back to the 1800's and is ready for a new owner to create a home for modern day living. The property has currently been stripped back. Plans have been submitted (but not yet passed) to extend to the South side and to rearrange the living space and bedrooms. The new home would comprise:

Entrance hall, utility room, cloakroom, study, open plan sitting room, dining room and kitchen that lead out on to the terrace with wonderful sea views. The main bedroom has a dressing area and en suite bathroom and there are two further double bedroom and a house bathroom.

Externally, there is a great size covered entertaining terrace, stairs lead down to a lower garden which then leads out to La Neuve Route and across the road to the promenade and beach.

St. Aubin is a highly desirable place to live being close to the many harbour side restaurants, shops, cafés, and grocery store. The pretty harbour is referred to as a 'Jewel in Jersey's Crown'.

Whilst there is no on-site parking (as is the case with many of the properties in St. Aubin), the owner informs us that two permanent parking spaces are in negotiations very close by.

This is a wonderful opportunity to further work with the current architect to create a dream home.

Please contact us for further information on this project.





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Path way to the promenade and beach

Stairs lead out to La Neuve
Route and across the road to
the promenade and beach

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Short walk to St. Aubins harbour



Short walk to restaurants,
bars and shops



FEATURES

- Sea views
- Proposed architects plans in place
- Desirable St. Aubin location
- Walk to restaurants and beach
- Proposed three bedrooms and study
- Light and open reception rooms with view

INFORMATION

- Mains water and drains
- Water feed has recently been upgraded to ensure high pressure
- Currently on gas heating
- Plans to install air conditioning (subject to planning)
- Part double and single glazed
- Two parking spaces in negotiation
- Listed Building Grade 3
- Parish rates for 2022 were £853.89
- Freehold and Entitled



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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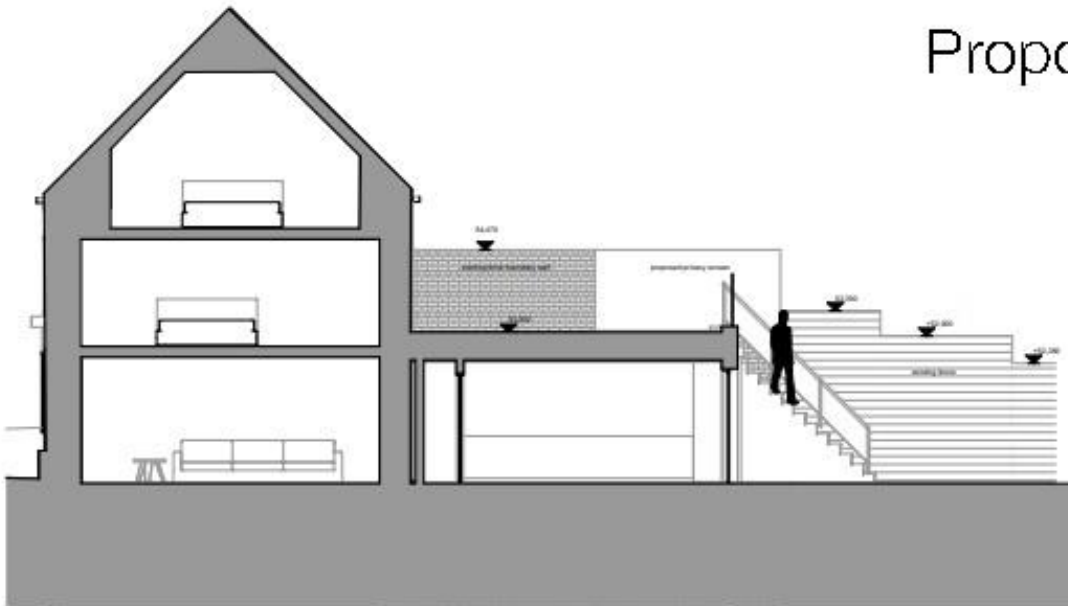


SECTION AA 1:50

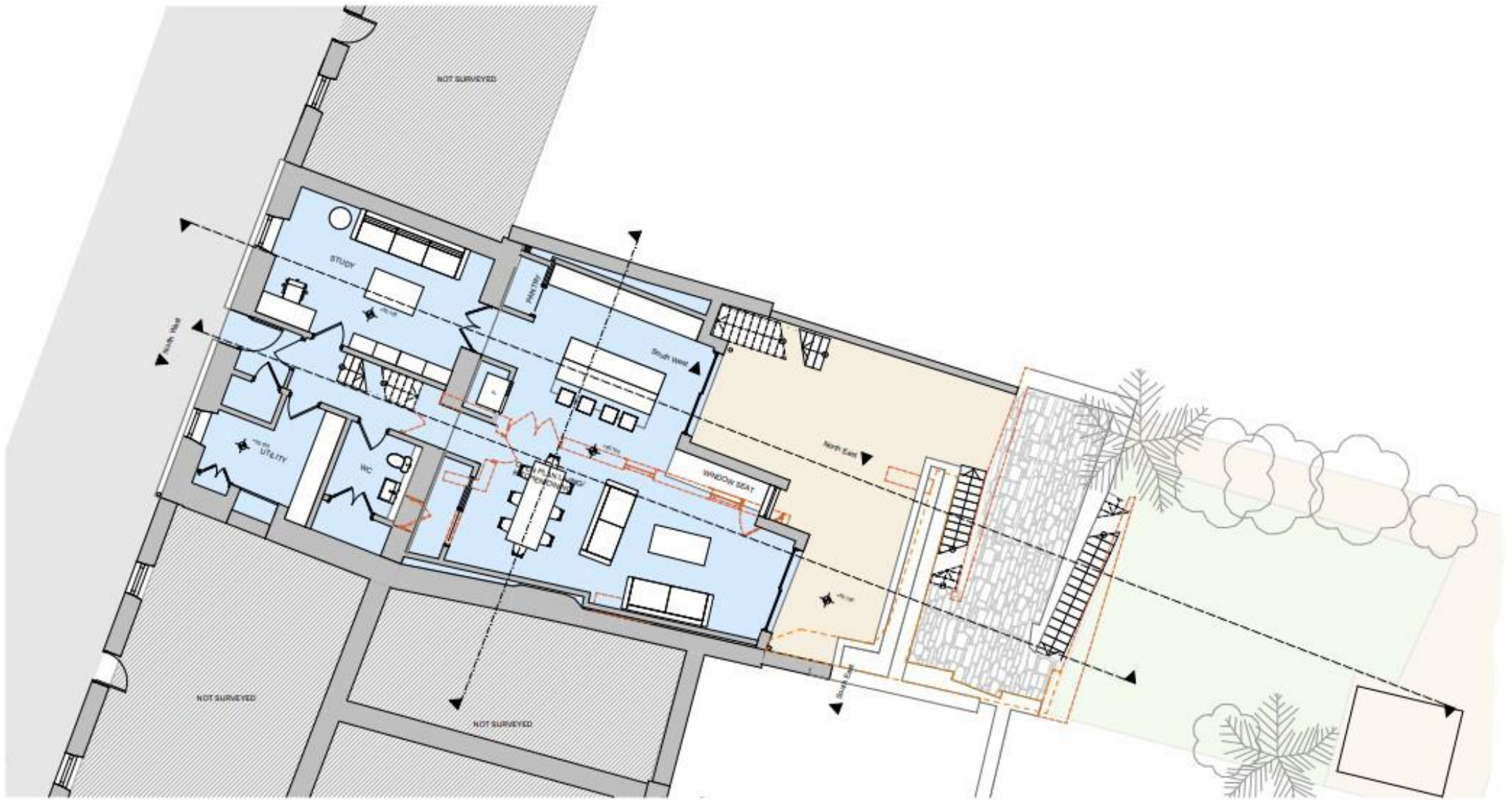


SECTION BB 1:50

Proposed Sections



SECTION CC 1:50

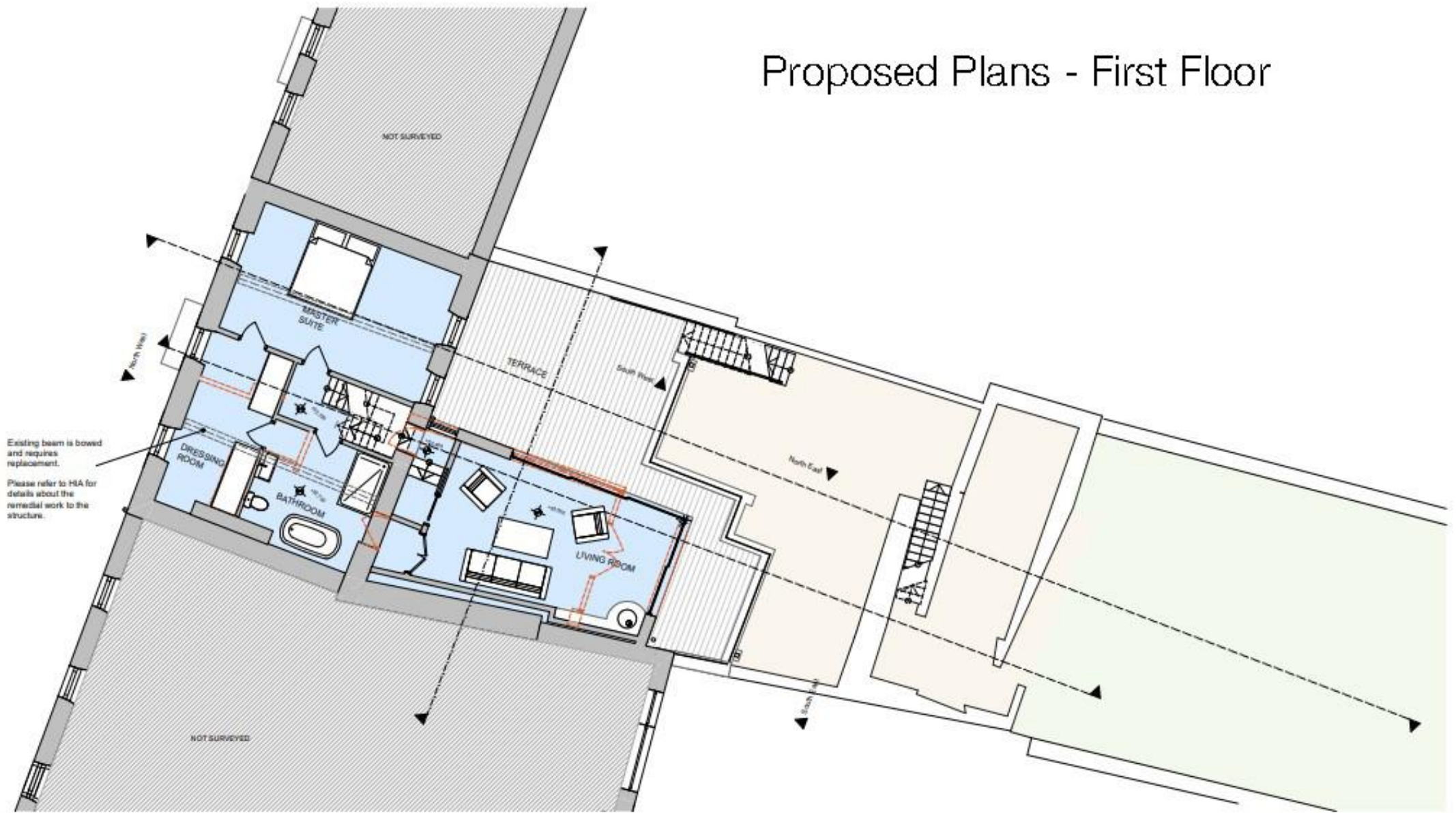


Ground Floor Plan 1:50

Proposed Plans - Ground Floor

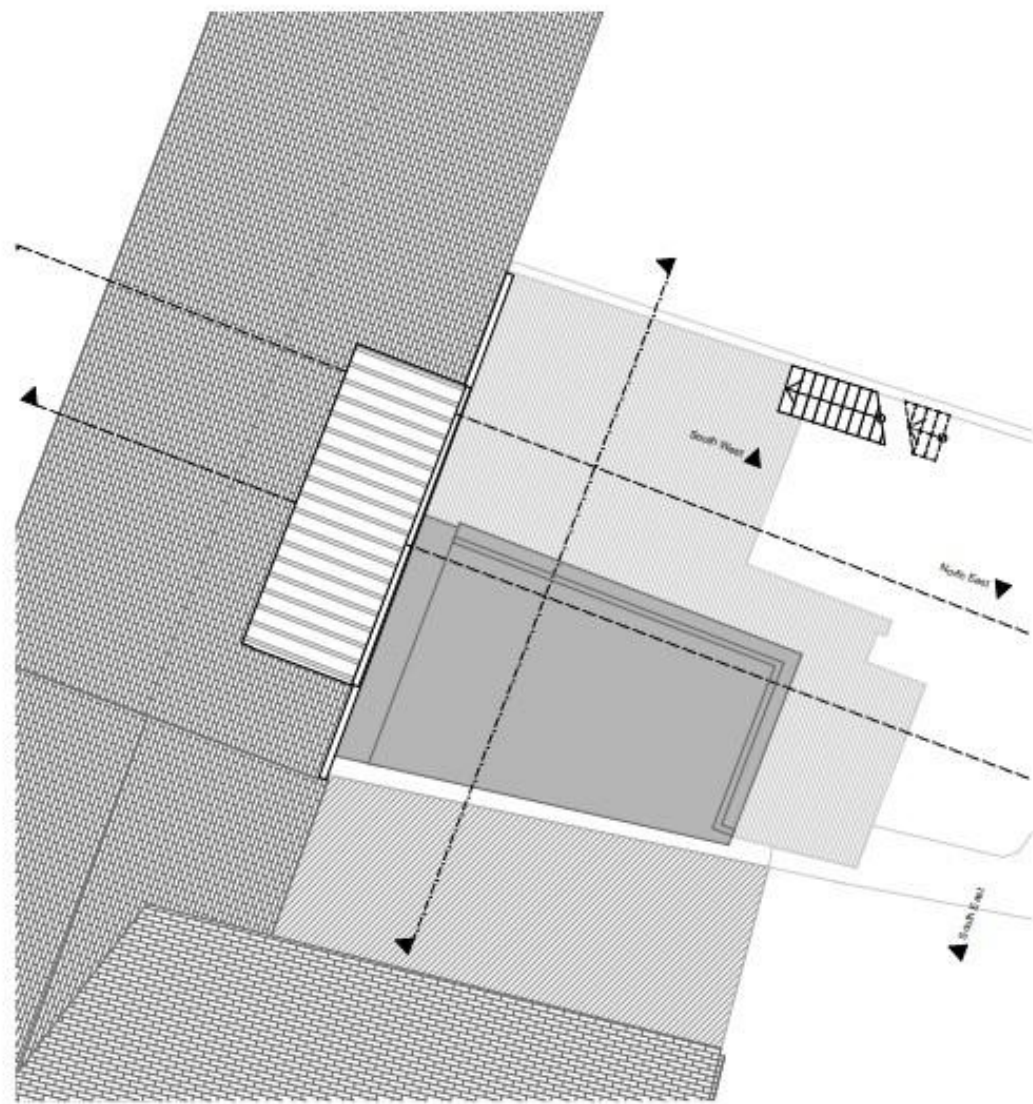
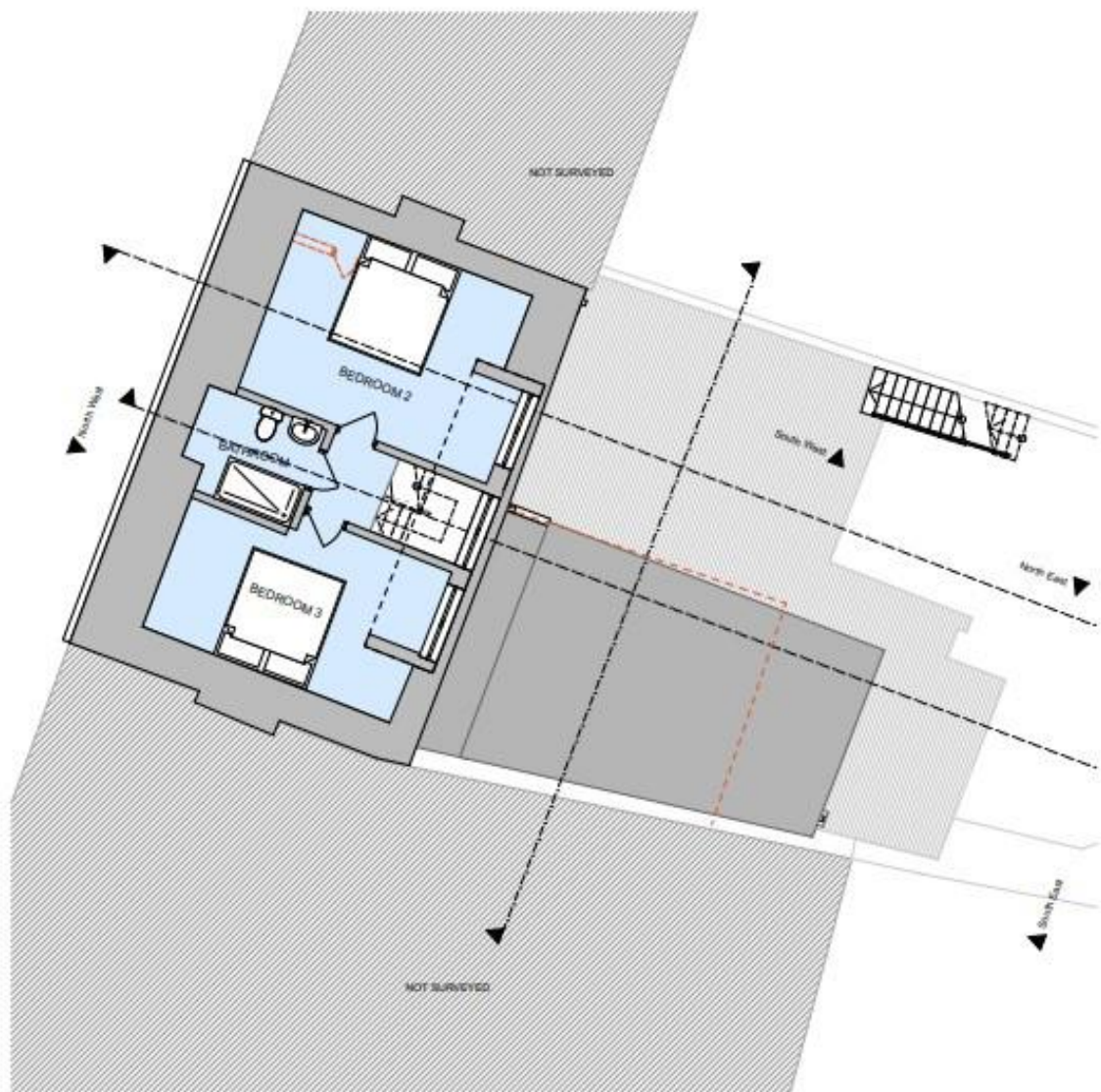


Proposed Plans - First Floor



First Floor Plan 1:50





Proposed Plans - Second Floor and Roof Plans



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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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