



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

Luxury Apartment with Sea Views over Portelet Bay
St. Brelade, Jersey

LUXURY APARTMENT WITH SEA VIEWS OVER PORTELET BAY

A stunning three-bedroom apartment located in an award-winning development, offering incredible views of Portelet Bay.

The apartment has a fantastic open plan sitting room, dining area and kitchen, with floor-to-ceiling windows, allowing light to flood the apartment and for maximising the sea views across Portelet Bay. From the sitting area there is access to a West-facing balcony, perfect for al fresco dining and taking in the views. The apartment has in recent year's had a new kitchen and flooring to the main sitting living area.

There are three good sized double bedrooms, the main being en suite. One of the bedrooms is currently being used as a walk-in dressing room and can easily be converted back, should a new owner require this.

Additionally, there is a house shower room, utility room and hallway storage/hanging cupboard.

The apartment includes two designated undercover parking spaces with an electric charging point installed. There is lots of guest parking available at the development.

Further enhancing the appeal of this apartment are communal gardens, a communal tennis court, and direct access to the beach.

Portelet Bay is a beautiful bay, popular with families for swimming and snorkelling. There is a wonderful café located on the beach serving wood-fired pizzas as well as delicious food in the summer months and Portelet Inn (which is just a few minutes' walk), offers a pub style menu.

Local amenities which are approximately a 10-minute drive away include Waitrose, Co-Op supermarket and other shops in Les Quennevais precinct; restaurants including the Oyster Box, Crab Shack, and the recently opened Beach Club in St. Brelade's Bay; St. Aubin's Village with its many harbour side restaurants. The bus stop (12A) is just a ten-minute stroll, serves

St. Helier, St. Brelade's Bay, or the picturesque Corbiere lighthouse. The airport is approx. a 15-minute drive.

This stunning apartment offers a fantastic downsize from a larger home or a lock-up-and-leave.





Portelet Bay
PRIVATE

P













CHRISTIE'S
INTERNATIONAL REAL ESTATE
Hunt Estates















FEATURES

- Stunning two-bedroom apartment
- Incredible sea views of Portelet Bay
- Exclusive gated development
- West facing balcony
- Three double bedrooms, two shower rooms
- Modern open plan kitchen/sitting/dining room
- Fantastic lock-up-and-leave
- Recently refurbished with brand new kitchen, flooring, and lighting throughout
- Direct beach access to Portelet Bay

INFORMATION

- Mains water and drains
- Electric heating
- Hot and cold air temperature control to the sitting areas
- Underfloor heating to the bedrooms and bathrooms
- Two secure garage parking spaces and visitor parking
- Electric charging point installed in garage
- Lift access
- Video intercom entry system
- Service charges of £1,734 per quarter to include communal maintenance, building insurance and water
- Flying Freehold and Entitled/Licensed



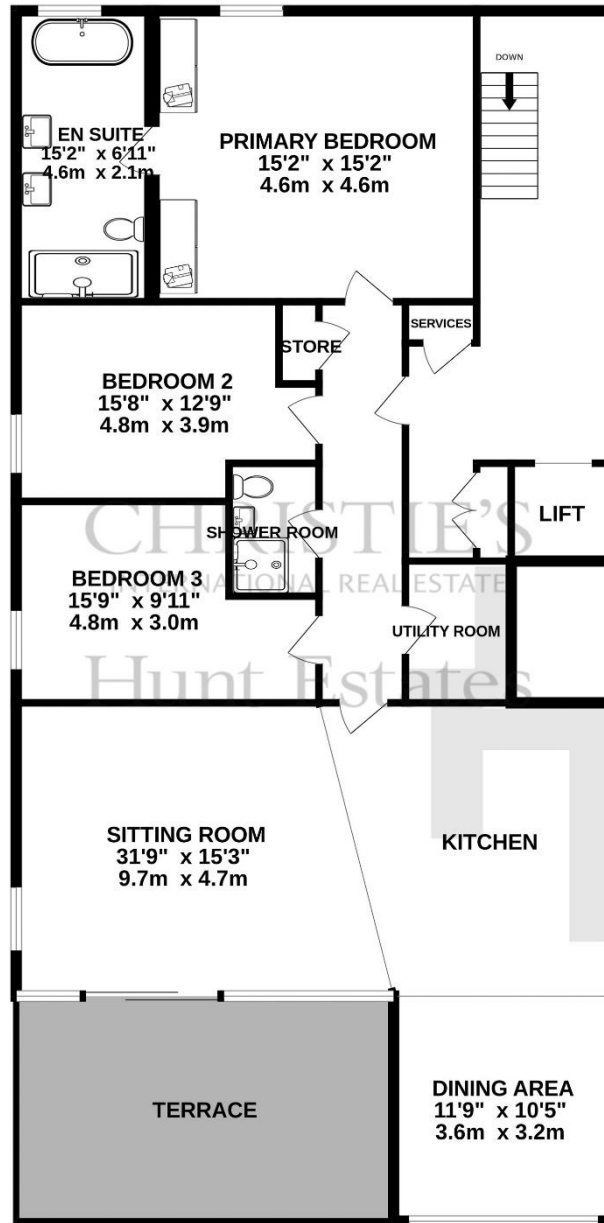
Gill Hunt, FNAEA
Director

gill@huntstates.com
T +44 (0)7797 721881
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



FIRST FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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.

Made with Metropix ©2023

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates (or Christie's Jersey) combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Christie's Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Christie's Hunt Estates.