



## COASTAL TOWNHOUSE WITH SEA VIEWS

We are pleased to offer this coastal, three-bedroom townhouse located in the Sandbanks development, which was completed in 2019. Spread across four floors, this family home offers ample living space (1,963 sq. ft), multiple outside areas and sea views from the upper floors.

Ground floor comprising; welcoming entrance hall, modern, fully fitted, open plan kitchen/diner with breakfast bar and sliding doors out to the paved garden. It is the perfect space to entertain family and friends in the summer months. At ground floor there is also a cloakroom and access to the integrated garage, currently used as a utility/gym.

First floor comprising; sitting room with sliding doors out to the first-floor balcony, which enjoys sea views out to Greve D'Azette beach, a good-sized double bedroom, and a house bathroom.

The second-floor features two spacious double bedrooms. The main bedroom boasts stunning sea views and includes an en suite shower room, while there's also a separate house shower room for convenience.

The sky lounge/snug can be found at top floor level. It enjoys access to two terraces, one to the front and one to the rear of the property. The terrace to the rear benefits from sea views across Greve D'Azette beach and catches the last of the sun in the summer months. There is a built-in kitchenette for added convenience for entertaining.

In addition to the integrated single garage, there are two additional parking spaces plus visitor parking for the development.

There is great storage throughout the property.

The coastal location is just across the road from the beach, close to Green Island, and offers an outstanding lifestyle opportunity with the convenience of having an M & S store within a few minutes' walk. St. Helier is easily accessible and there is an excellent town and school bus service.

Viewings of this wonderful home are highly recommended by the vendors sole agent.

ACROSS THE ROAD FROM THE BEACH











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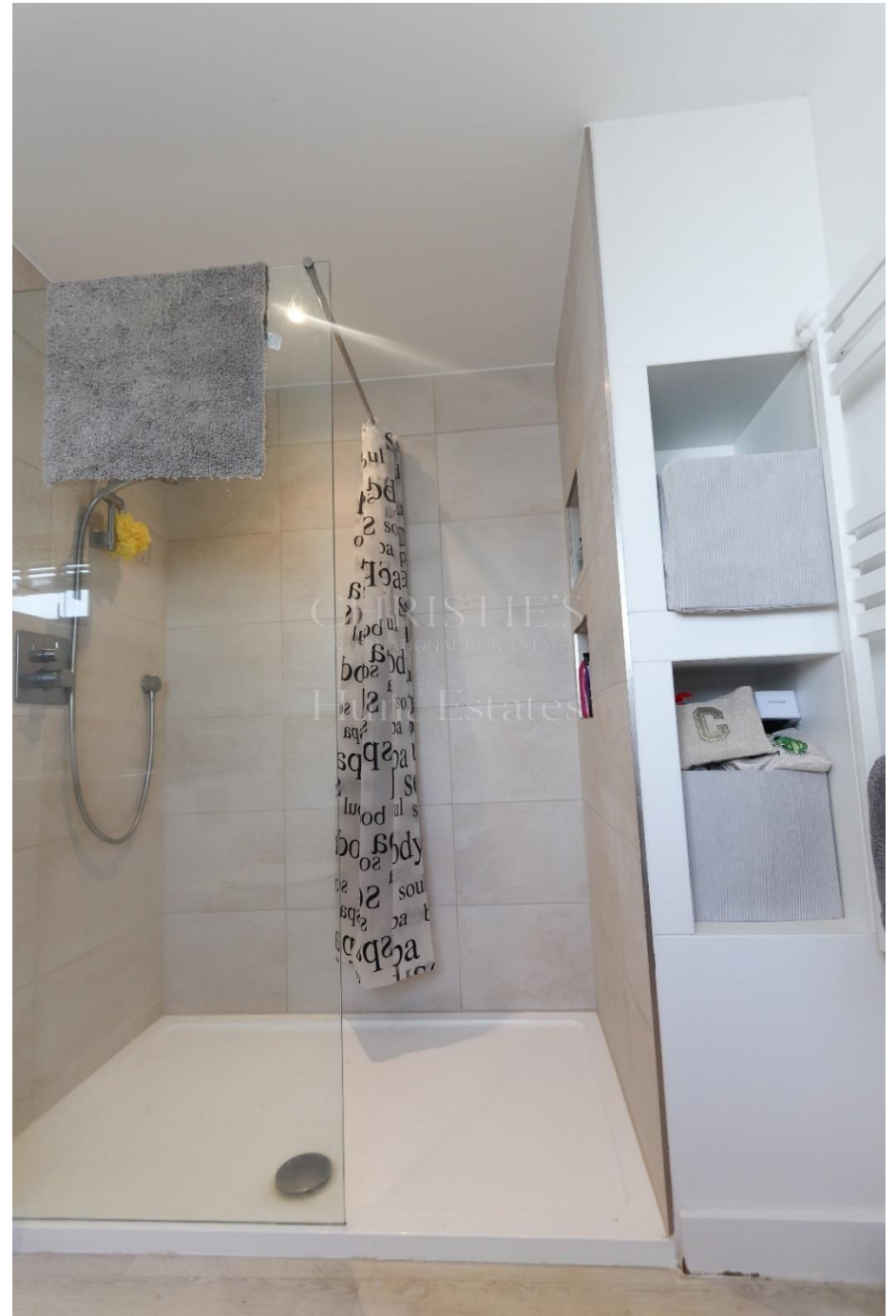






























## FEATURES

- Beautiful townhouse
- Sea views from upper floors
- Three bedrooms, three bathrooms
- Open plan kitchen/diner
- Two sun terraces, balcony, and garden
- Located across the road from the beach
- Located on a great bus route

## INFORMATION

- Mains water and drains
- Electric heating
- Fully double glazed
- Integrated single garage (currently used as utility room/gym)
- Two additional parking spaces plus visitor parking for the development
- Parish Rates for 2023 were £516.72
- Communal Charge of £41.62 per month
- Freehold and Entitled/Licensed



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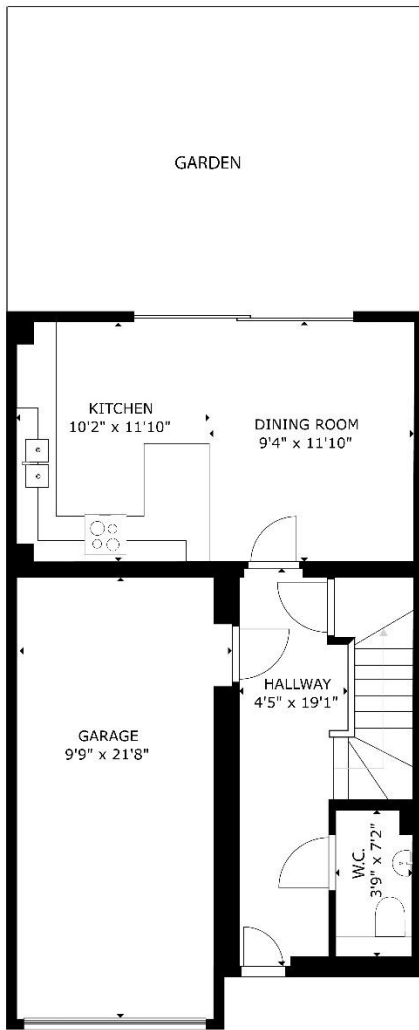
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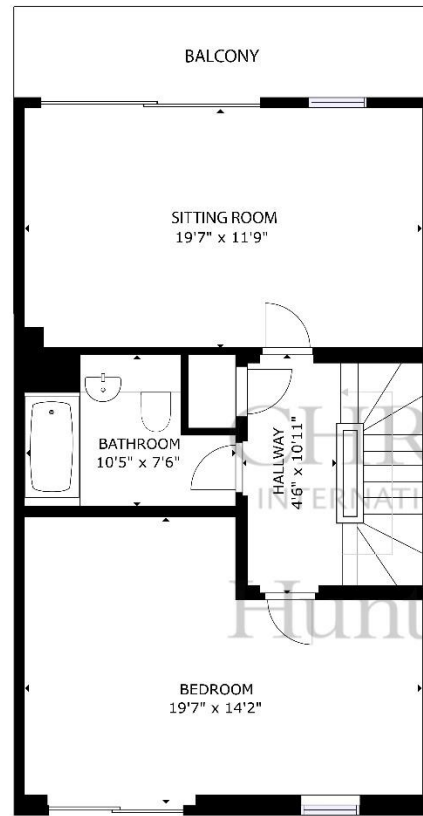
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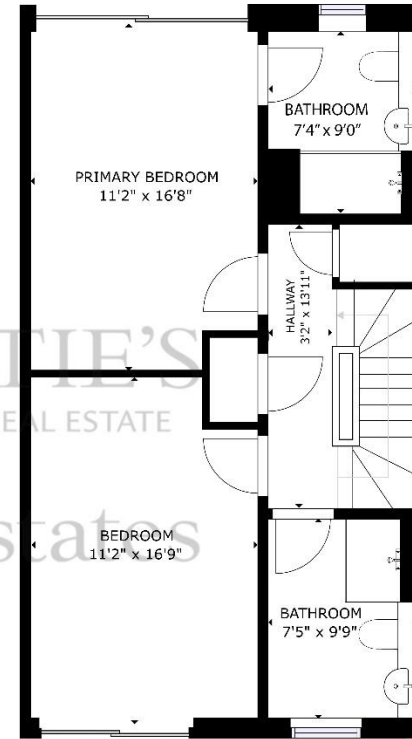
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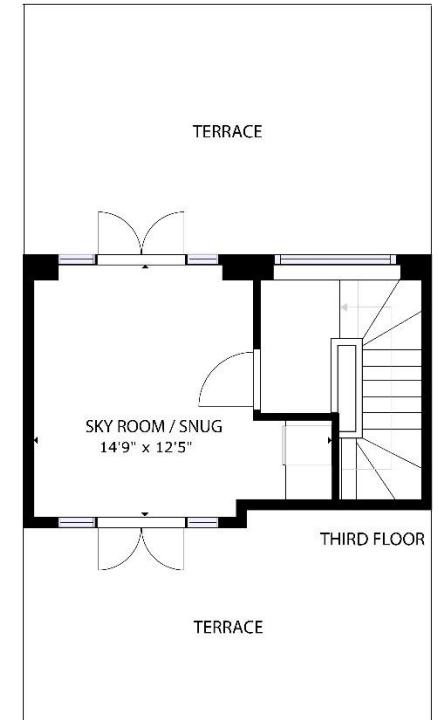
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA

GROUND FLOOR: 401 sq. ft, FIRST FLOOR: 668 sq. ft, SECOND FLOOR: 666 sq. ft, THIRD FLOOR: 228 sq. ft  
TOTAL: 1963 sq. ft

EXCLUDED AREAS: GARAGE: 214 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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