



SEAFRONT HOME IN ST. CLEMENT

A detached home set on the seafront and boasting wonderful views. It is located along the promenade between La Mare slip and Green Island.

Imagine summer days spent on the beach and enjoying a cooling swim or taking the children rock-pooling. For those that do not want to drive, there is a regular bus service close by, which will take you to St. Helier in one direction and Gorey harbour in the other.

Green Island restaurant is easily accessible, there is a local grocery store, or M&S food store for your convenience.

The property is 2,394 sq ft and offers good accommodation for a family.

The property offers further scope to upgrade and enhance to create a more contemporary design or beach front 'Hampton-style' home.

Comprising; entrance porch, entrance hall, cloakroom, store cupboard, sitting room, dining room, sunroom, kitchen and laundry room. There is also a small store/study room.

At first floor level there are 3 double en-suite bedrooms, a study with access to a sunroom, all with lovely sea views and a separate W.C., as well as 3 landing storage cupboards.

Externally there is a garden mainly laid to lawn with an access gate to the promenade and in turn, the beach.

There is a single garage and parking for 1 car. There is a public car park close by for visiting friends or family.

This home presents a great opportunity to acquire a seafront home in a most desirable location.

****Please note that this property is currently tenanted.**























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FEATURES

- Sea front home
- Beautiful sea views
- Three en-suite bedrooms
- Garden with access to promenade and the beach
- Located on regular bus route and close to local amenities

INFORMATION

- Mains water and drains
- Ventilated air system downstairs and electric radiators upstairs
- Double glazed
- Single garage and parking for 1 car
- Parish rates for 2023 were £923.64
- Freehold and Entitled/Licensed
- Please note that this property is currently tenanted

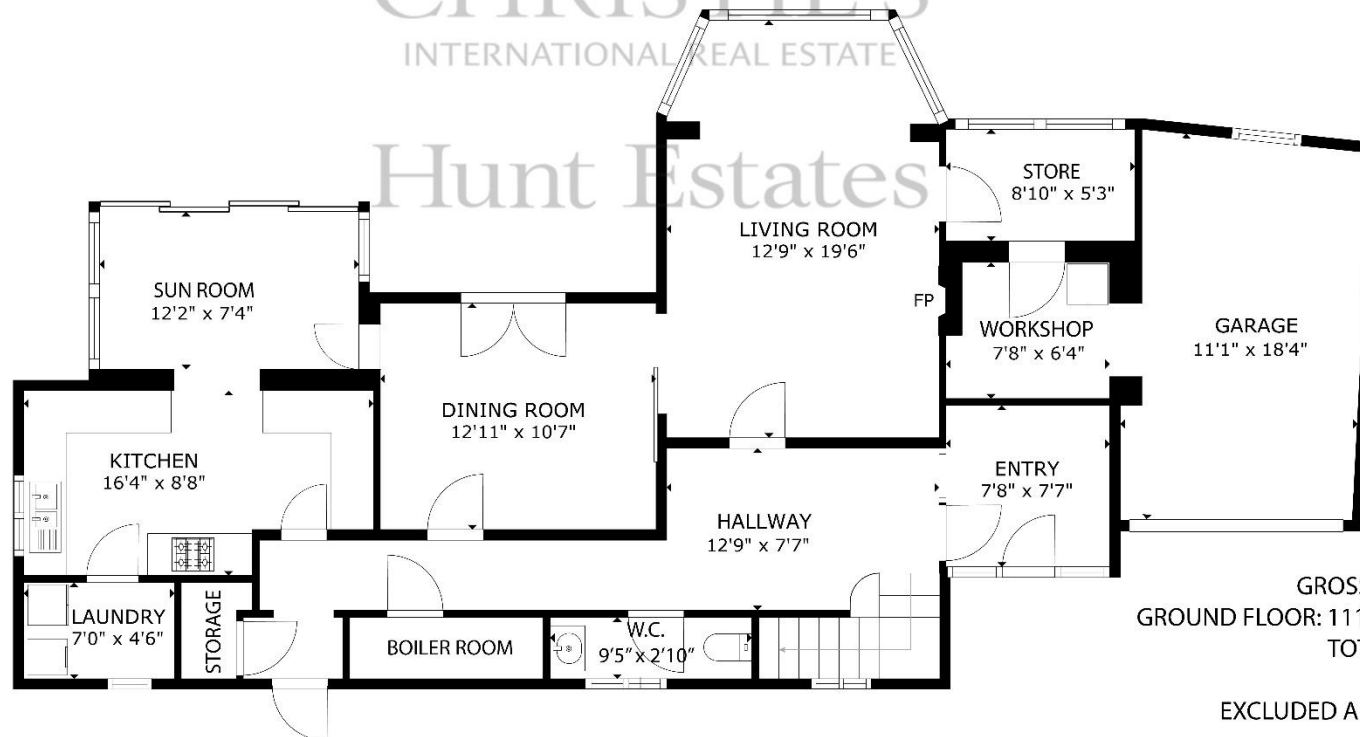
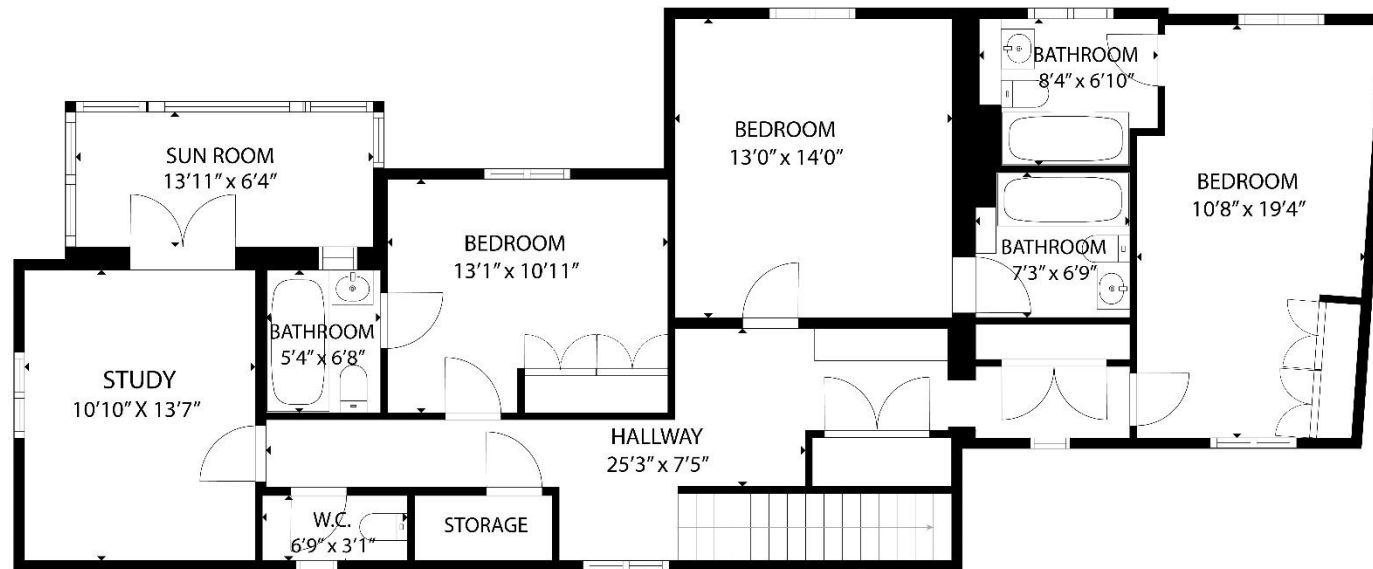


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GROSS INTERNAL AREA
GROUND FLOOR: 1112 sq. ft, FIRST FLOOR: 1282 sq. ft
TOTAL: 2394 sq. ft

EXCLUDED AREAS: GARAGE: 188 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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