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Modern Detached Home with Sea Views  
St. Brelade, Jersey

## MODERN DETACHED HOME WITH SEA VIEWS

Set in a select development of just five residences this well-presented home is a must see. There is a gated entrance to the development and each property also has its own electric entrance gate, making an impressive approach.

There are beautiful sea views from the living areas and main bedroom suite where one can enjoy the wonderful vista all day long.

The large open plan living space is some 40 feet in length, allowing several ways to arrange furniture for your individual needs. Bi-fold doors create easy access to the balcony where one can relax in the sunshine or prepare a table for alfresco dining with friends or family. As the weather cools, the curved inside window area is the place for dining and to maximise the view.

Of note, is the architect designed, high-sloping ceiling in the main sitting area, creating a light and airy feeling in the home's signature room where the light floods in. There is a modern style gas fire set in the wall for added comfort on a chilly day. The kitchen is offset from this area giving a degree of privacy yet still being part of the living area, it has a centre island and all modern appliances.

There are four double bedrooms in total; the main bedroom is situated on the top floor and is a 'haven'. It is some 31 feet long with its own balcony and views to the sea. There is an en suite bathroom with bath and separate shower and a walk-in dressing room,

On the ground floor there are three double bedrooms one being en suite and a house bathroom. All bedrooms have doors opening to the garden. Also at this level is a fitted study, a laundry room, storage and access to the integral double garage.

Externally, there is a safe enclosed garden which has low maintenance faux grass, patio areas and a pretty border with planting. There is an external staircase connecting the garden and first floor balcony. It is also worth noting that the owners have plans for the balcony to be extended (now lapsed) around to the west side of the property which overlooks a field and would take advantage of the sunsets.

There is parking for five cars in addition to the double garage.

Nearby, enjoy the beaches of Portelet, Ouaisne and St. Brelade with its many restaurants and hotels. There are many places to walk including the beach, country lanes and cliff paths. There are supermarkets, grocery stores, Portelet pub and farmer's shop just a 2 minute drive, and the airport is approx 3 miles.

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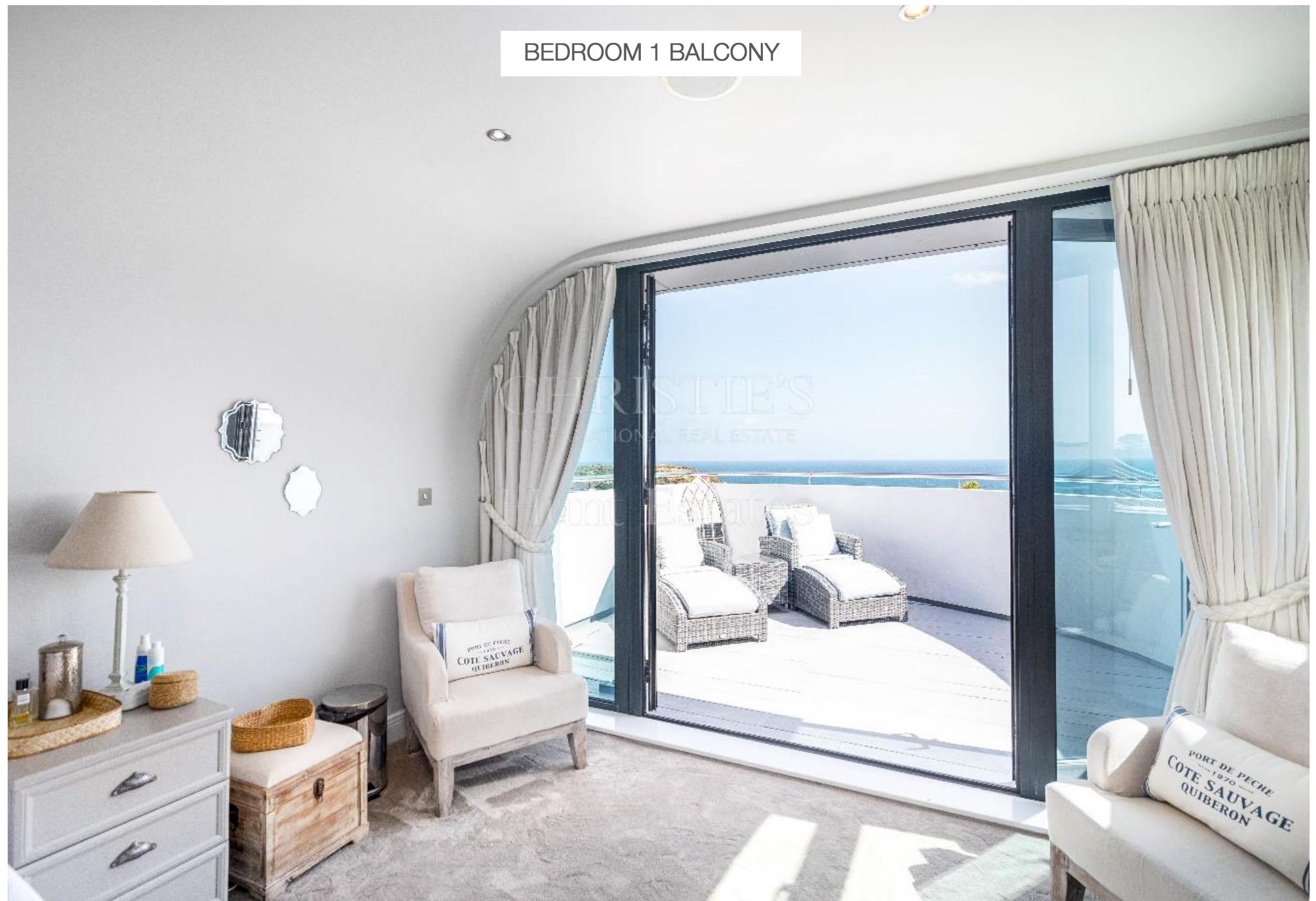
BEDROOM 1

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BEDROOM 1 BALCONY



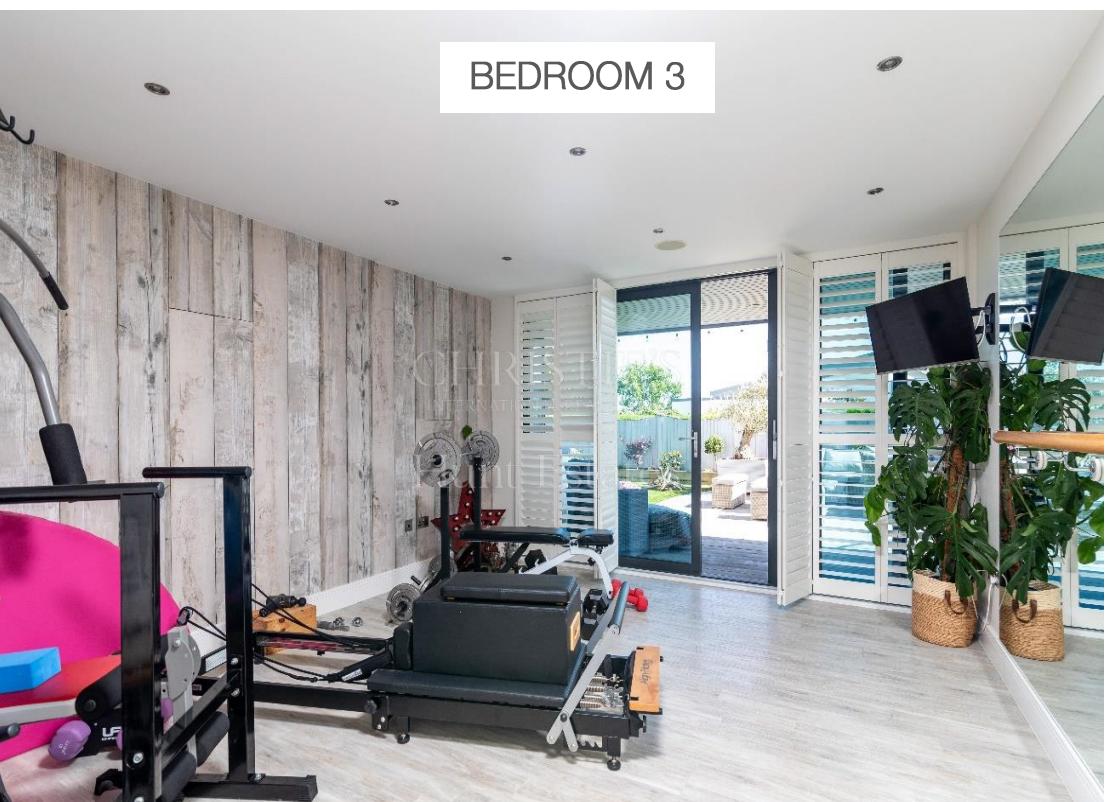
BEDROOM 2



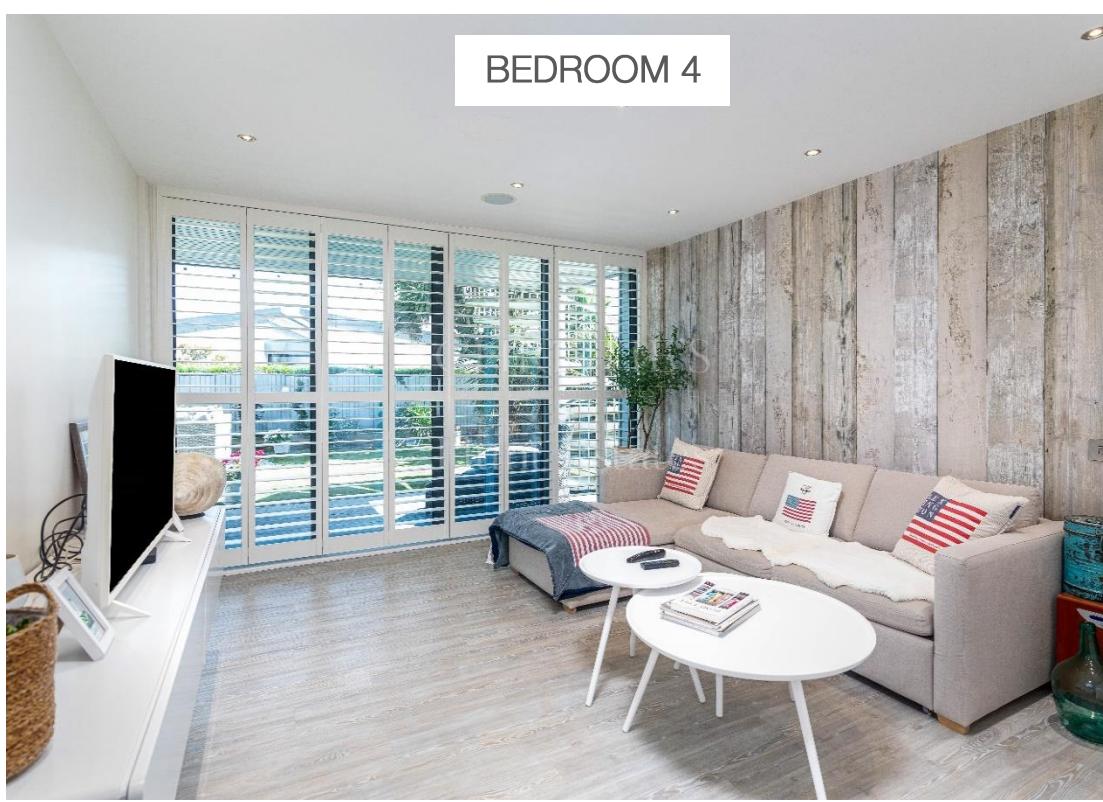
EN-SUITE BEDROOM 1



BEDROOM 3



BEDROOM 4



STUDY



HOUSE BATHROOM





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VIEW FROM PROPERTY

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## FEATURES

- Sea views
- Modern detached house
- Gated entrance
- 40ft Sitting room
- 31ft primary bedroom
- 4 bedrooms, 3 bathrooms
- Safe enclosed garden and 2 balconies

## INFORMATION

- Mains water and drains
- Double glazed
- Oil underfloor heating
- Bottled gas for sitting room fire
- Sonos system throughout
- Double integral garage
- Parish rates for 2024 were £1,100
- Communal service charge £82 per month
- Freehold and Entitled/Licensed

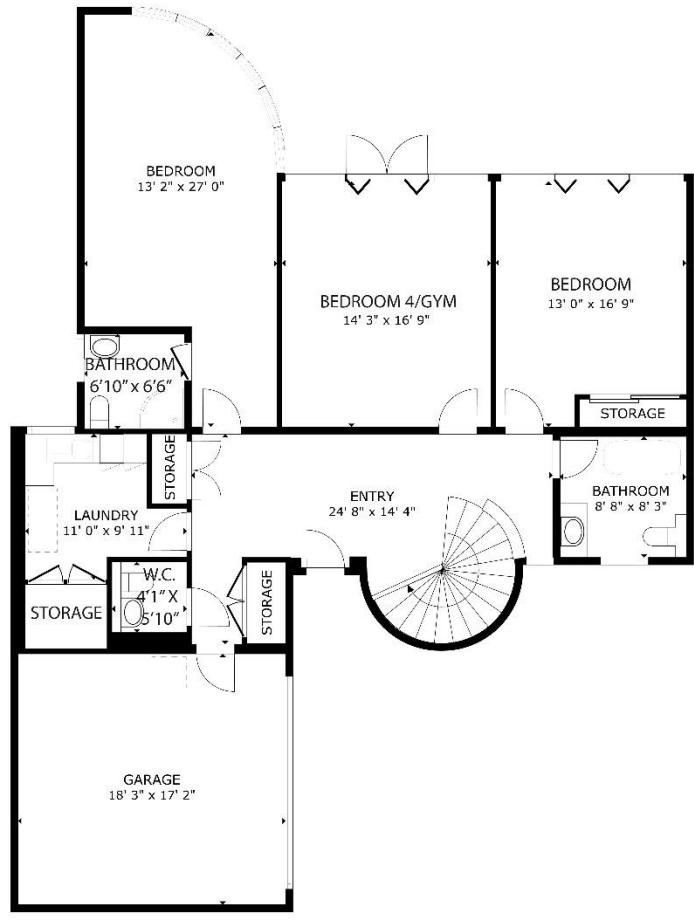


Gill Hunt, FNAEA  
Director

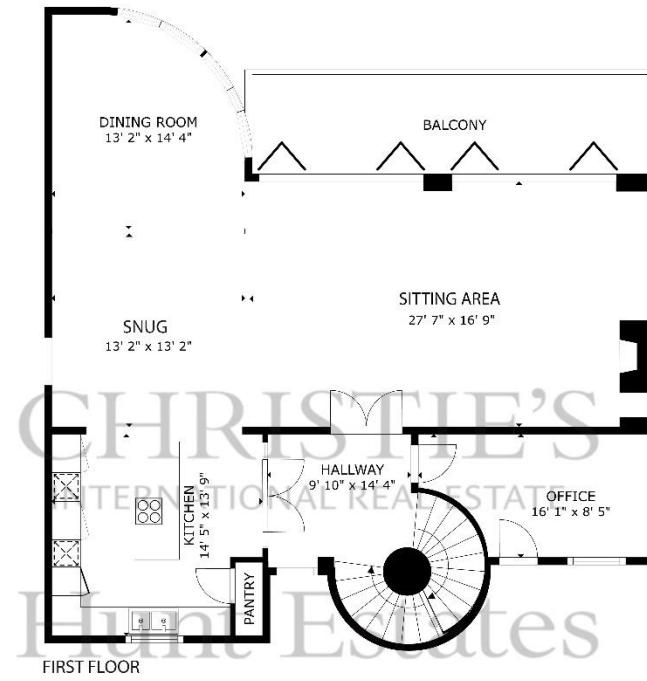
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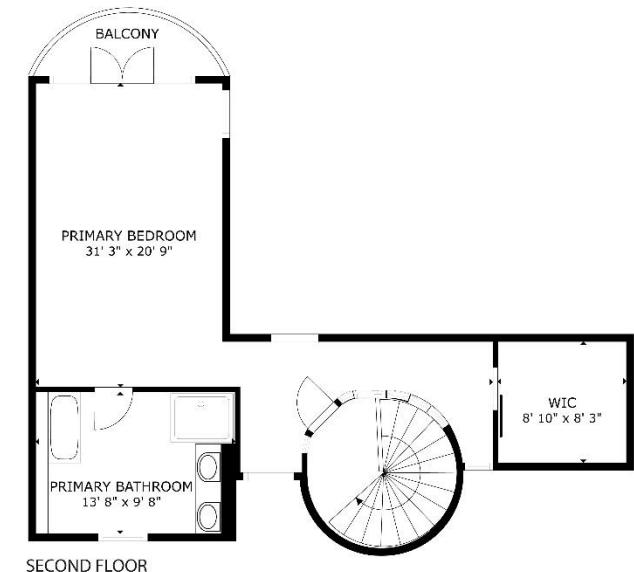




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

#### GROSS INTERNAL AREA

GROUND FLOOR: 1390 sq. ft, FIRST FLOOR: 1313 sq. ft, SECOND FLOOR: 670 sq. ft  
 TOTAL: 3373 sq. ft

EXCLUDED AREAS: GARAGE 313 sq. ft, BALCONIES: 229 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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