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Two Bedroom Cottage overlooking St. Aubin's Bay
St. Lawrence, Jersey

HOME OR INVESTMENT OVERLOOKING

ST AUBIN'S BAY

This beautiful bijou two-bedroom cottage enjoys fabulous sea views over St Aubin's Bay and Fort, and is just across the road from the beach and promenade in the convenient and sought after location between Bel Royal and Beaumont.

It is in walk-in condition and everything is new, having benefitted from a complete renovation back to the bare structure to include new roof, an improved layout, insulation, wiring, plumbing, kitchen and bathroom, and underfloor heating and flooring throughout.

The ground floor comprises two bedrooms with a shower room between. The main bedroom has a door to a private, enclosed space with partial roof and partially open to the sky.

Upstairs on the first floor, there is a bright and airy full depth open plan kitchen and living area with storage space. The living area enjoys a large triple glazed window with views to St Aubin's bay and Fort.

The kitchen has a stone worktop and is equipped with brand new integrated appliances: washing machine and separate dryer, dishwasher, electric hob, oven and fridge freezer.

The kitchen opens out on to a peaceful and private decked terrace with a view of St Aubin's Fort and to the north.

There are plans approved to add an en-suite to the rear bedroom should the buyer desire an additional bathroom area.

Please note some of the images included are computer generated to give an idea of how furniture can be arranged and fit in the space.















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FEATURES

- Completely renovated to a high standard
- Excellent location
- Wonderful sea views from main living room
- Across road to beach and promenade
- Two private external areas
- All appliances included
- On main bus route and 12 hour parking nearby
- Excellent alternative to an apartment

INFORMATION

- Mains water and drains
- Electric underfloor heating
- Triple glazed windows
- Keycode door entry
- Appliances and Amtico flooring have 5/10 year guarantees
- 12 hour parking nearby
- Parish rates for 2023 were £381.21
- Freehold and Entitled/Licensed
- Please note some of the images included are computer generated to give an idea of how furniture can be arranged and fit in the space.

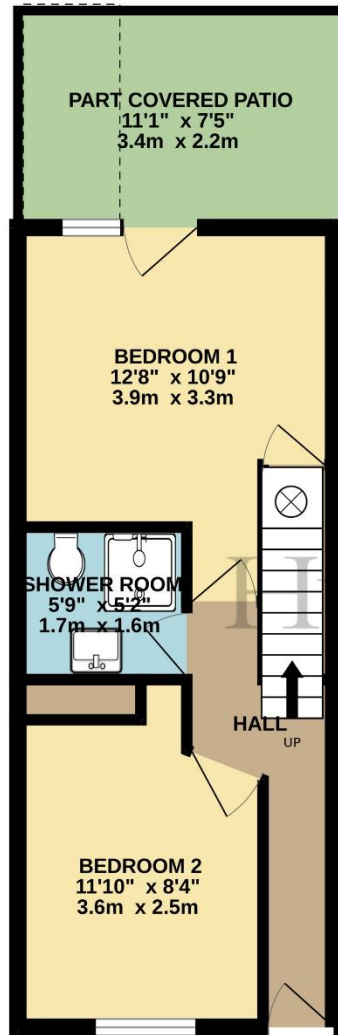


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GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TWO BED HOUSE

TOTAL FLOOR AREA: 585 sq.ft. (54.4 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.

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