



CHRISTIE'S
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Estates

BEAUTIFUL DETACHED HOME WITH SEA VIEWS ACROSS OUAISNE BAY

A detached home completed in 2020 to a most appealing beach design. It is set on the hill above Ouaisne Bay in St. Brelade and has been designed to take best advantage of the view. As one approaches the property through an electric gate, it is not immediately apparent just how much space there is, as the property is set over three floors. It offers 3,115 sq ft of accommodation, it is light and airy and has an ambience of restfulness and comfort.

The main sitting room is 22 ft and has a feature modern style fire. There is a well-designed kitchen/dining room with sliding doors to a good size terrace where you can entertain friends whilst looking out to the sea and garden.

Conveniently on this floor is one of the four bedrooms. It is ideal as a guest bedroom or for those who may want a forever home without having to navigate stairs. There is a separate shower room serving this bedroom which also is used as a cloakroom for when guests arrive.

The first floor is a lovely space for any new owners. The main bedroom covers this whole area and is a peaceful retreat from family life. There is also a view towards the sea. It has a high ceiling, an en-suite bathroom where you can watch the TV from the bath, and a generous size walk-in dressing room. There is access to your own balcony which also has a sea view.

On the garden level there are two spacious double bedrooms, both with en suite bathrooms and even their own dressing rooms. Each have access to the garden. There is an office and an 18ft games room. The utility room has a door to outside.

There are data, TV and Wi-Fi points on every floor.

The garden is lawned and manageable with a spacious a patio area.

There is also a garden room that can be used as a gym or hobby room. We understand from the owner that plumbing would be relatively easy to install. There is power should a new owner wish to install a Jacuzzi.

Externally there is a double garage with an electric door and parking for approx. 8 cars. The driveway has in-ground lighting.

The location of this beautiful home is most desirable as it is easy to reach the beach and sea at Ouaisne Bay. It is perfect for dog walks or relaxing with family, sea swimming or a power walk to St. Brelade's Bay. There is a seventeenth century pub/eatery and the Kabana restaurant.













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FEATURES

- Beautiful detached home
- Sea views across Ouaisne Bay
- 3,115 sq ft of accommodation
- Four bedrooms, four bathrooms
- Kitchen/diner and living room with access to terrace
- Lawned garden and patio area
- Short walk to Ouaisne Bay

INFORMATION

- Mains water and drains
- Wet electric underfloor heating to lower and ground floor
- Wet electric radiators on first floor
- Double glazed
- Double garage and parking for approx. 8 cars
- Parish rates for 2023 were £1,103.76
- Freehold and Entitled/Licensed



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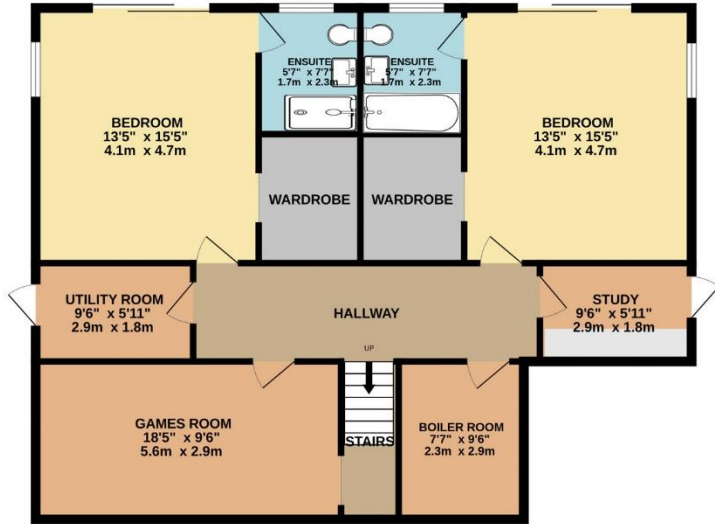
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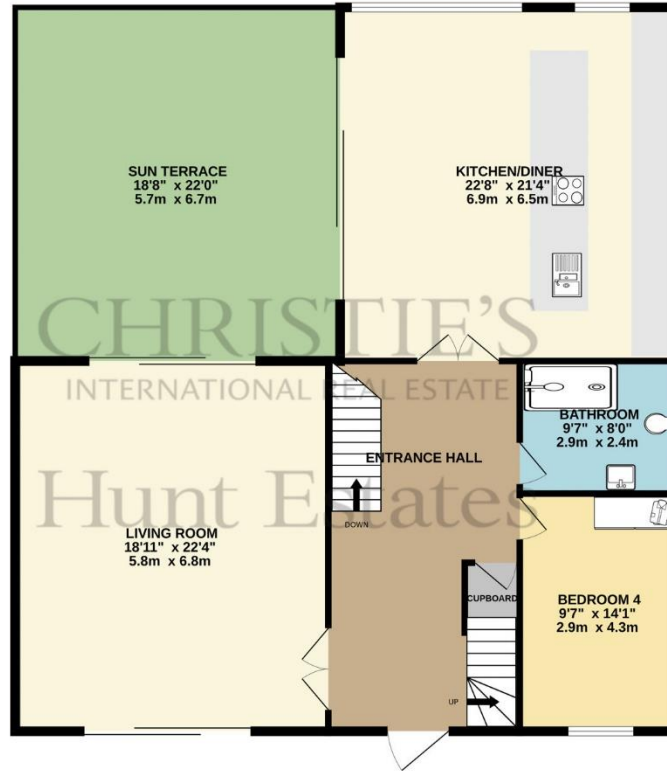
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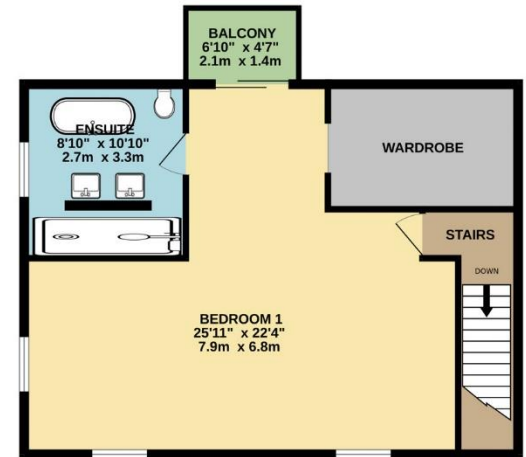
GARDEN LEVEL
1124 sq.ft. (104.4 sq.m.) approx.



ENTRANCE LEVEL
1329 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 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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