



## SUNSET PARADISE

Nestled just steps away from St. Ouen's Bay, this newly redeveloped and energy-efficient home offers the perfect blend of modern living and beachfront lifestyle.

With three spacious bedrooms (option for a fourth or use as a study), three stylish appointed bathrooms, and exceptional design features throughout, this property is a rare find in this location.

Stepping into the heart of the home, a large open-plan kitchen and diner, featuring bi-fold doors that seamlessly open onto a decked terrace. Here, you'll enjoy uninterrupted views of St. Ouen's Bay, perfect for soaking in the stunning evening sunsets while entertaining or relaxing.

The separate lounge offers a cozy retreat, while the integral garage with a utility area adds convenience to daily life. Completing the ground floor is the third bedroom, the study/fourth bedroom and a house bathroom with separate shower.

Upstairs are two luxurious bedroom suites, with the primary suite benefitting from the panoramic sea views.

Outside, the property continues to impress with parking to the rear via a private lane, a raised lawned garden, and a sun drenched paved front garden and decking area.

Whether you're into surfing, walking, cycling, beach goer or simply love being outdoors, this home places you right in the heart of an outdoor activities all on your doorstep. This is more than a home, it's also a lifestyle choice.

Book your viewing today to appreciate all this home and location offers.



























## FEATURES

- 3/4 bedrooms, 3 bathrooms
- Large open plan kitchen /diner
- Stunning sunsets and sea views
- Abundance of outdoor activities on your door stop
- Energy efficient redevelopment

## INFORMATION

- Borehole water
- Mains drains
- Wet electric heating
- Double glazed
- Garage and ample parking
- Parish rates for 2024 were approx. £500
- Freehold and Entitled/Licensed



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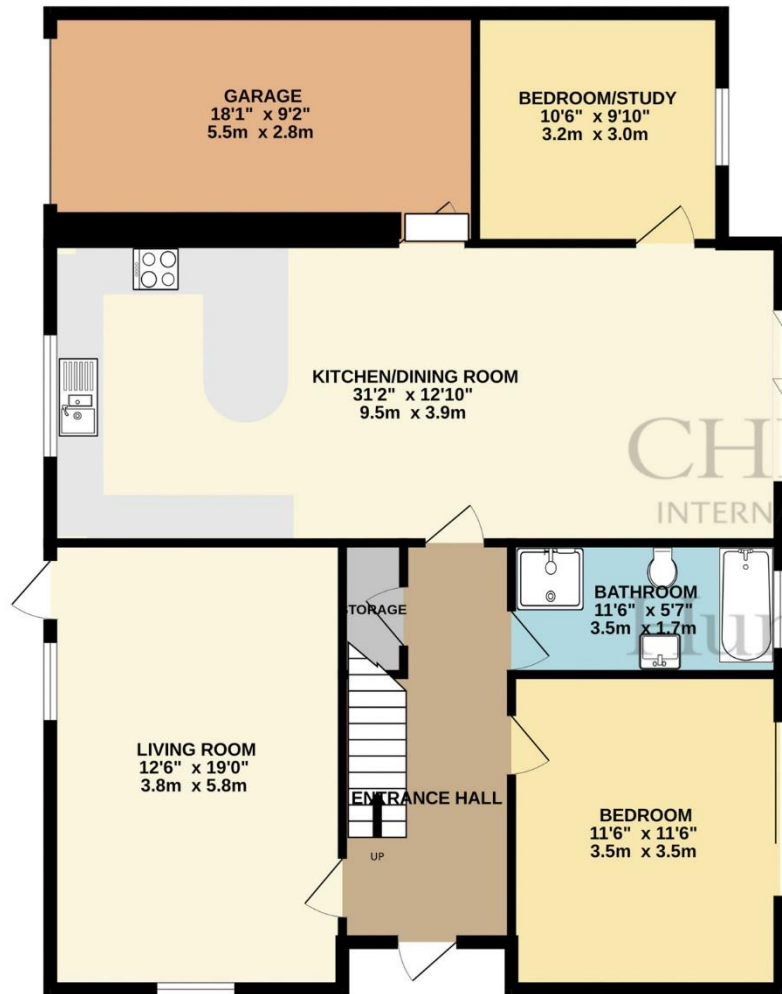
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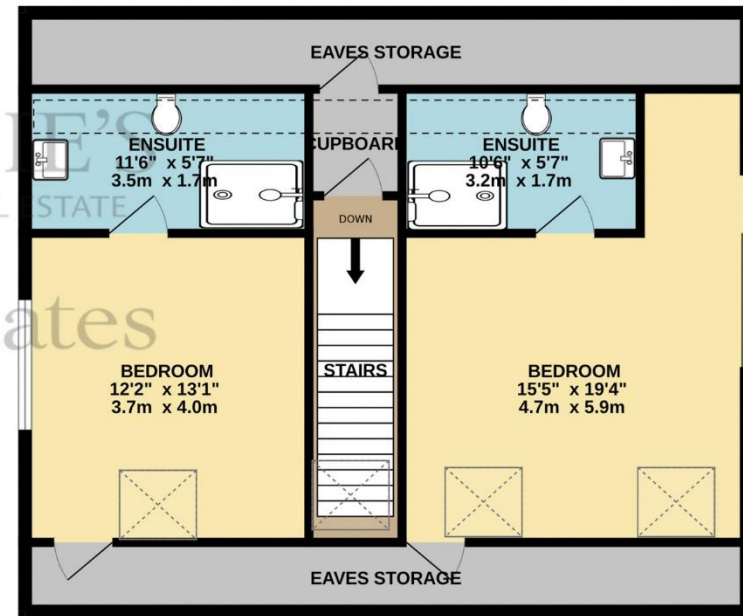
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GROUND FLOOR  
1245 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq.ft. (188.9 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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