



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Renovation Opportunity with Stunning Views over St Aubin's Bay
St. Brelade, Jersey

RENOVATION OPPORTUNITY WITH STUNNING VIEWS OVER ST AUBIN'S BAY

Perched above the pretty St Aubin's harbour with views of the harbour, fort and across St Aubin's Bay, this property over three floors has planning permission to renovate and create a three bedroom property with parking or a four bedroom property without parking.

Located on what is known as Market Hill, it enjoys outstanding views and is just a short walk from all the restaurants, bars, promenade and beach.

The property enjoys large rooms on each floor and now with planning permission approved, it just needs someone to undertake the renovation that will make it an ideal lock up and leave or home for someone who simply wants to enjoy the stunning views with minimum maintenance.

The principal rooms enjoy panoramic views and there are external terraces on each floor for entertaining and enjoy the views over the roof tops below to the harbour and bay.

This is a rare opportunity to create a home that enjoys an enviable location and from where one can walk to the restaurants and bars and also be within easy reach of other amenities in the desirable parish of St Brelade and the airport.





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FEATURES

- Stunning harbour views of St Aubin's Bay and fort
- Approved planning for 3- or 4-bedroom modern home
- Prime location near restaurants, bars, and the beach
- Recently refurbished internally
- Approx 2,300 sq ft of accommodation

INFORMATION

- Mains water and drains
- Gas central heating
- 3 phase electricity supply
- Double glazed
- Plans approved for parking space
- Parish rates for 2024 were £631.04
- Freehold and Entitled/Licensed



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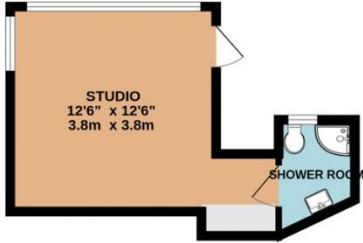
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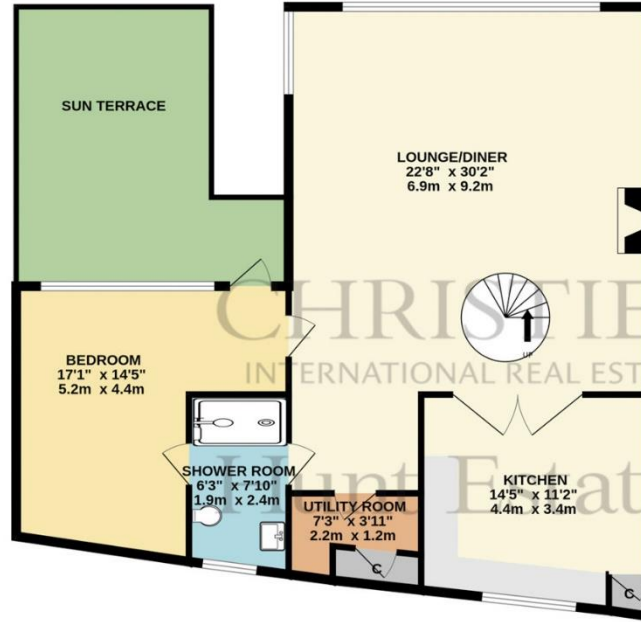
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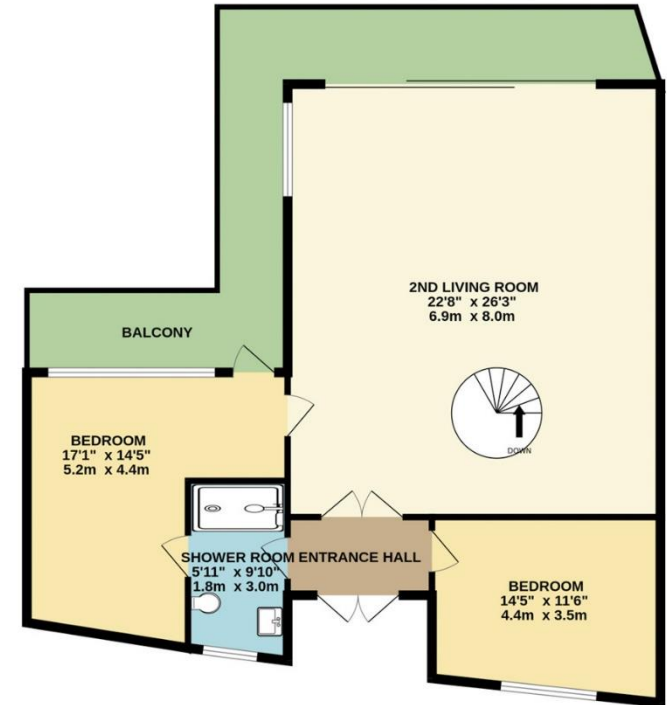
TERRACE LEVEL
203 sq.ft. (18.9 sq.m.) approx.



LOWER LEVEL
1045 sq.ft. (97.1 sq.m.) approx.



ENTRANCE LEVEL
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.4 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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