



Hunt Estates

Hunt Estates

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



## TWO BEDROOM COTTAGE 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.

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.





















Hunt Estates







Hunt Estates













## 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
- 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
- 12 hour parking nearby
- Occupier rates approx. £190
- Available immediately to Entitled/Licensed residents

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.



Gill Hunt, FNAEA  
Director

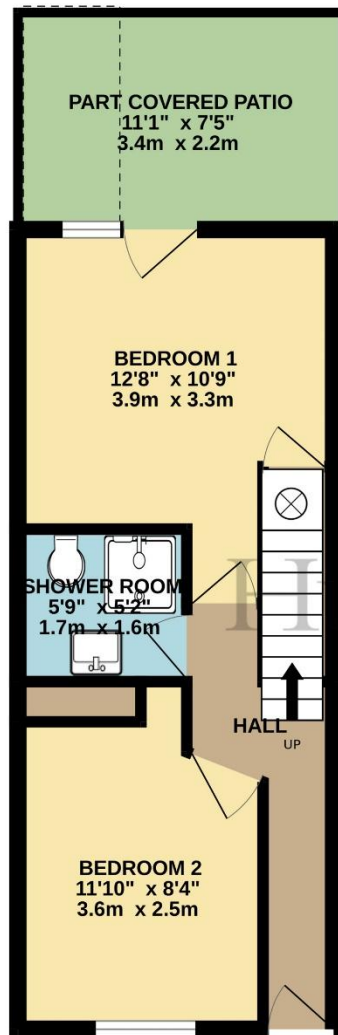
[gill@huntstates.com](mailto:gill@huntstates.com)  
T +44 (0)7797 721881  
[www.huntstates.com](http://www.huntstates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE

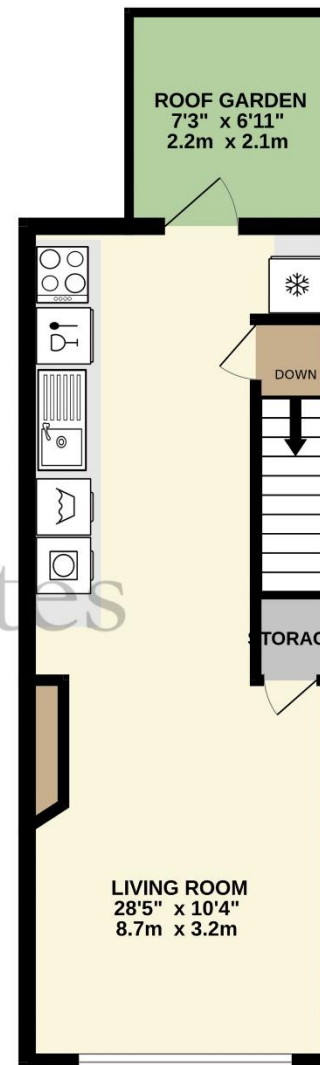




GROUND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



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.

Made with Metroptix ©2024

# Hunt Estates

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.