



Hunt Estates

Delightful Detached Home in St. Brelade  
St. Brelade, Jersey

## DELIGHTFUL DETACHED HOME IN ST. BRELADE

A delightful, well-presented home in the desirable parish of St. Brelade. The property was built only 18 years ago and is presented in walk in condition.

This lovely home has a bedroom and bathroom on the ground floor and 2 bedrooms and bathroom on the first floor. It would suit either a family, those who do not want to use the stairs or for those with regular guests as the ground floor provides a degree of privacy and separation. Alternatively, if just two bedrooms are required the ground floor room provides a further reception space for formal dining, a study or hobby room.

The property provides a warm and welcoming home and comprises; entrance hall, sitting room with doors to garden, kitchen with an eating area, space for a settee, doors to the garden and a door to an integral garage, there is a double ground floor bedroom and separate shower room. At first floor level, there are 2 double bedrooms, a bathroom and storage space.

Externally, there is good sized attractive lawned garden, it is flat and safe for young children and pets. It is south facing and has a patio for entertaining and al-fresco dining and enjoys all-day sunshine. There is a lovely plum and apple tree in the garden.

There is even a working hot tub, outdoor shower, hot water tap and two storage sheds for further storage.

There is a single garage, which could be converted to habitable space (subject to permission), and parking for 2-3 cars. We are informed by the owners that the property owns the adjacent flower border and that it could be incorporated into the parking area if required.

There are many amenities and activities to enjoy in this location; there is a small grocery store in walking distance, the railway walk and Elephant Park, Quennevais shopping precinct, Waitrose, sports centre with swimming pool, the sought after Quennevais Senior School, golf courses and the beautiful beaches of St. Brelade and St. Ouen.

This attractive home is available immediately, with no onward chain, it is in a cul-sac with no through traffic and would suit a family or those looking to scale down.







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## FEATURES

- Detached home
- Built just 18 years ago
- 3 bedrooms, 2 bathrooms
- Further scope
- Lovely garden
- Hot tub, outdoor shower and hot water tap
- Two storage sheds
- Desirable parish of St. Brelade
- On a cul-de-sac with no through traffic

## INFORMATION

- Mains water and drains
- Electric heating (changed from oil in December 2024)
- Double glazed
- Garage and parking for 2-3 cars
- Parish rates for 2024 were £700
- Freehold and Entitled/Licensed

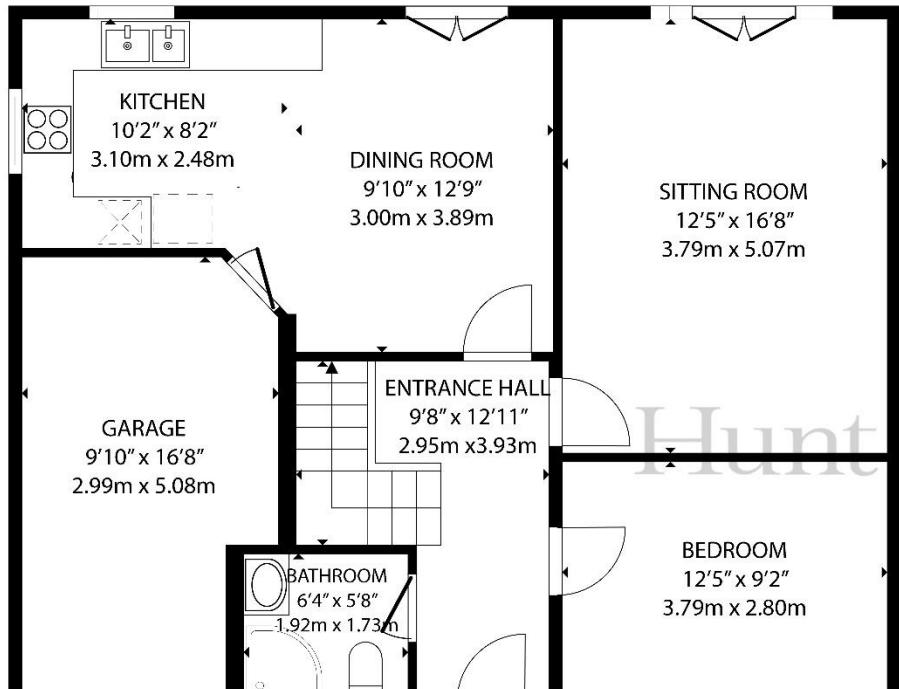


Gill Hunt, FNAEA  
Director

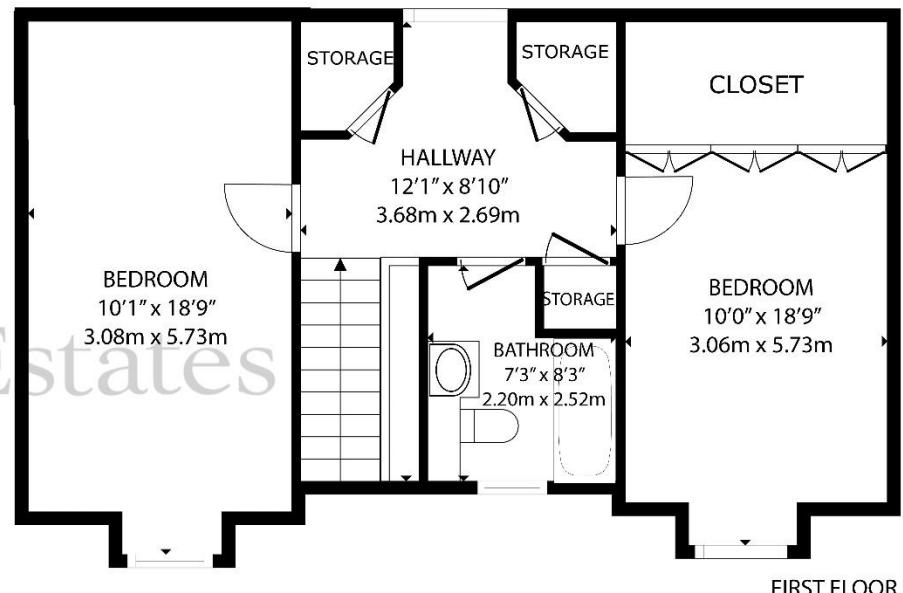
[gill@huntestates.com](mailto:gill@huntestates.com)  
T +44 (0)7797 721881  
[www.huntestates.com](http://www.huntestates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

GROUND FLOOR: 686 sq. ft, 63.7 m<sup>2</sup>, FIRST FLOOR: 541 sq. ft, 50.26 m<sup>2</sup>

TOTAL: 1227 sq. ft, 113.9 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 163 sq. ft, 15.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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)

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