

# COASTLINE



**3**

BEDROOMS

**3**

BATHROOMS

**2,078**

SQ FT

**0.1**

ACRES

**£1,495,000 ST. CLEMENT**

Livingroom is delighted to introduce this immaculately presented house with a high specification throughout. No costs have been spared on this exquisite 3 bedroom, 3 bathroom home situated in a desirable coastal location. Benefitting from uninterrupted and everchanging sea views that stretch from Icho Tower to Le Hocq, providing stunning morning sunrise views and exquisite evening views from the upstairs entertaining area or the sun terrace. With private beach access just a stone's throw away, this property is ideal for the best of Jersey beachside living. The property has been renovated throughout with high technology to include underfloor heating, Sonos speakers and the latest Lutron lighting App voice-controlled system. The ground floor of the property offers three double bedrooms, two with en-suite bathrooms and a shower room. The primary bedroom boasts a generous-sized walk-in wardrobe with the added bonus of a separate office space and snug which can be partitioned off with...



**LIVINGROOM**  
The Channel Island Estate Agent





















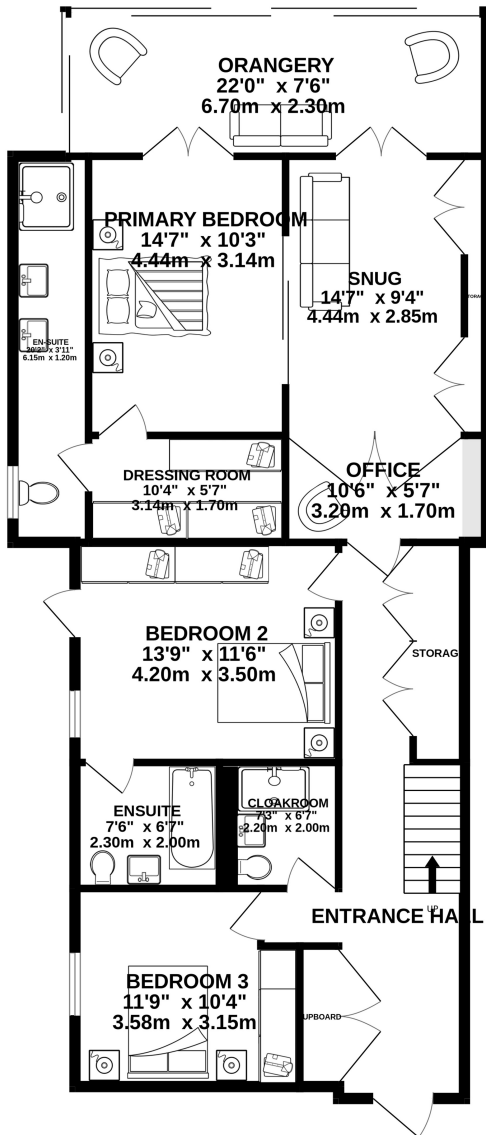




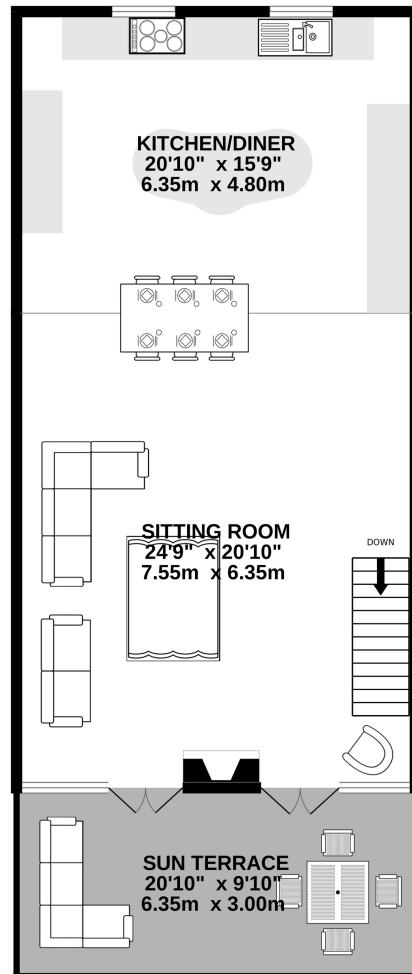




GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.1 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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**GROUND FLOOR**

<b>Entrance Hall</b>	10'8 x 29'1
<b>Office</b>	10'6 x 5'7
<b>Snug</b>	9'4 x 14'7
<b>Orangery</b>	22'0 x 7'6
<b>Primary Bedroom</b>	10'3 x 14'7
<b>Dressing Room</b>	10'4 x 5'7
<b>En-suite</b>	3'11 x 20'2
<b>Bedroom Two</b>	13'9 x 11'6
<b>En-suite</b>	7'6 x 6'7
<b>Bedroom Three</b>	11'9 x 10'4
<b>Cloakroom</b>	6'7 x 7'3

**FIRST FLOOR**

<b>Kitchen/Diner</b>	20'10 x 15'9
<b>Sitting Room</b>	20'10 x 24'9
<b>Sun Terrace</b>	20'10 x 9'10

**KEY FACTS**

The perfect home for a professional couple  
 Parking for three vehicles with carport  
 Three bedrooms, three bathrooms  
 Immaculate condition throughout  
 A beach side lock up and leave  
 High specification throughout  
 Beach access across the road  
 Available immediately  
 Superb sea views

**SERVICES**

Mains water  
 Mains drains

**HEATING**

Oil fired central heating  
 Under flooring heating downstairs  
 Wall mounted heaters upstairs  
 Gas fireplace

**APPLIANCES**

As per inventory

**PARKING**

Three parking spaces plus a visitor space

**POTENTIAL RENTAL INCOME**

£5500 pcm

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

St Clement  
 Le Rocquier

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£1,495,000**



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