

HIGH BEECH



4

BEDROOMS

4

BATHROOMS

2,970

SQ FT

0.2

ACRES

£1,395,000 ST. LAWRENCE

Livingroom is delighted to present the rare opportunity to purchase High Beech with plans approved, offering the epitome of luxury living over 2,970 sq ft. Nestled away in an idyllic haven providing privacy, yet benefitting from an elevated position over St. Aubin's Bay with uninterrupted panoramic everchanging sea views. MS Planning Architects have designed an ultra-modern four bedroom family home with the added bonus of a spacious terrace offering the perfect space in the summer months for entertaining, al-fresco dining and for sun worshipers, soaking up the sun! Planning permission reference P/2023/0250 (gov.je) provides the opportunity to explore the 3D model and bring the vision to life. These plans combine with the unique location are definitely worthy of the full attention of someone wishing to build the ultimate forever family home. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid...



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The Channel Island Estate Agent

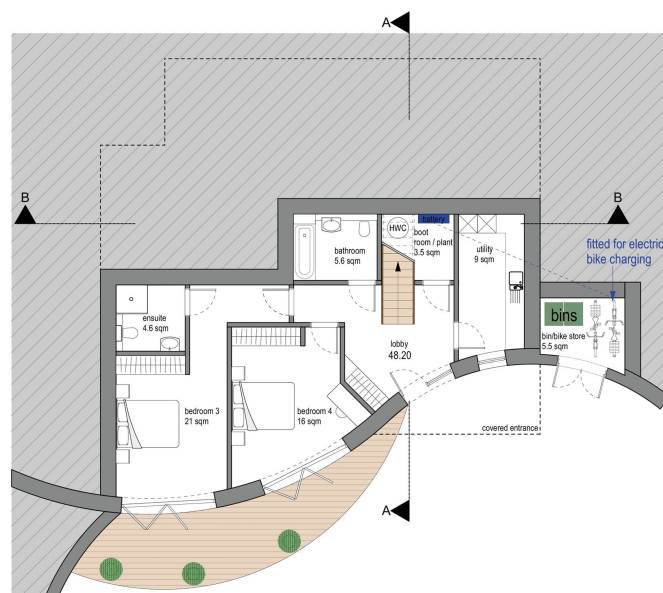
HIGH BEECH

FLOOR PLANS



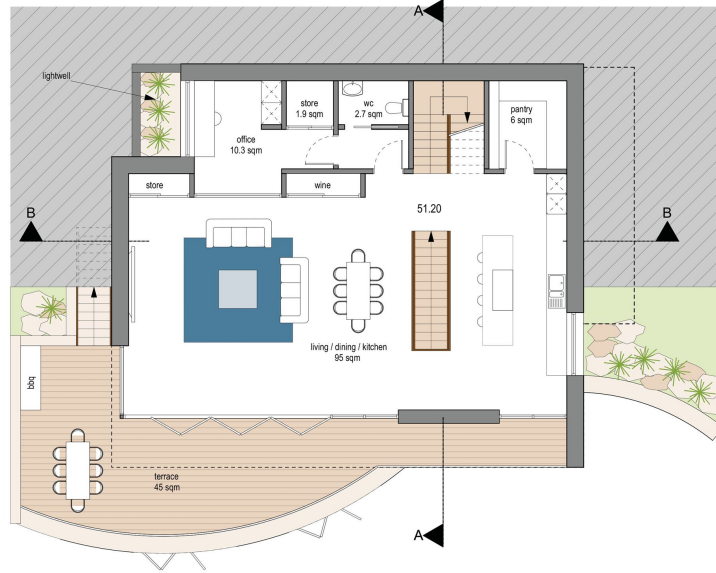
HIGH BEECH

PROPOSED GROUND FLOOR



HIGH BEECH

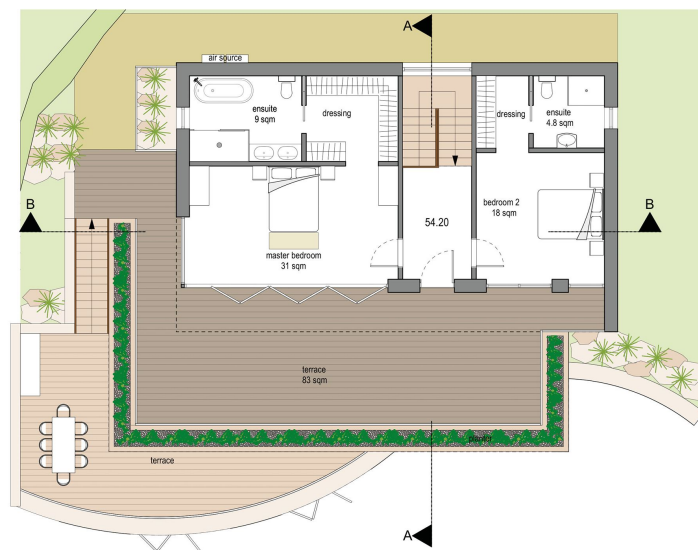
PROPOSED FIRST FLOOR



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PROPOSED SECOND FLOOR



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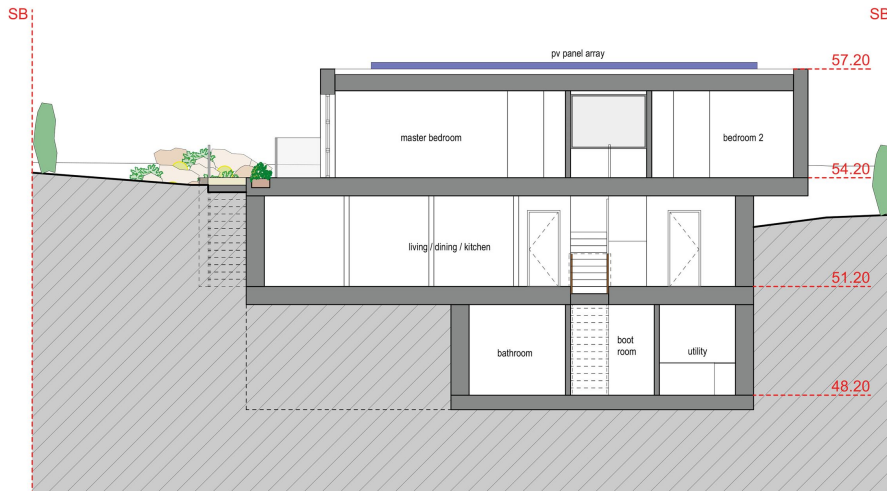
PROPOSED SECTION A-A



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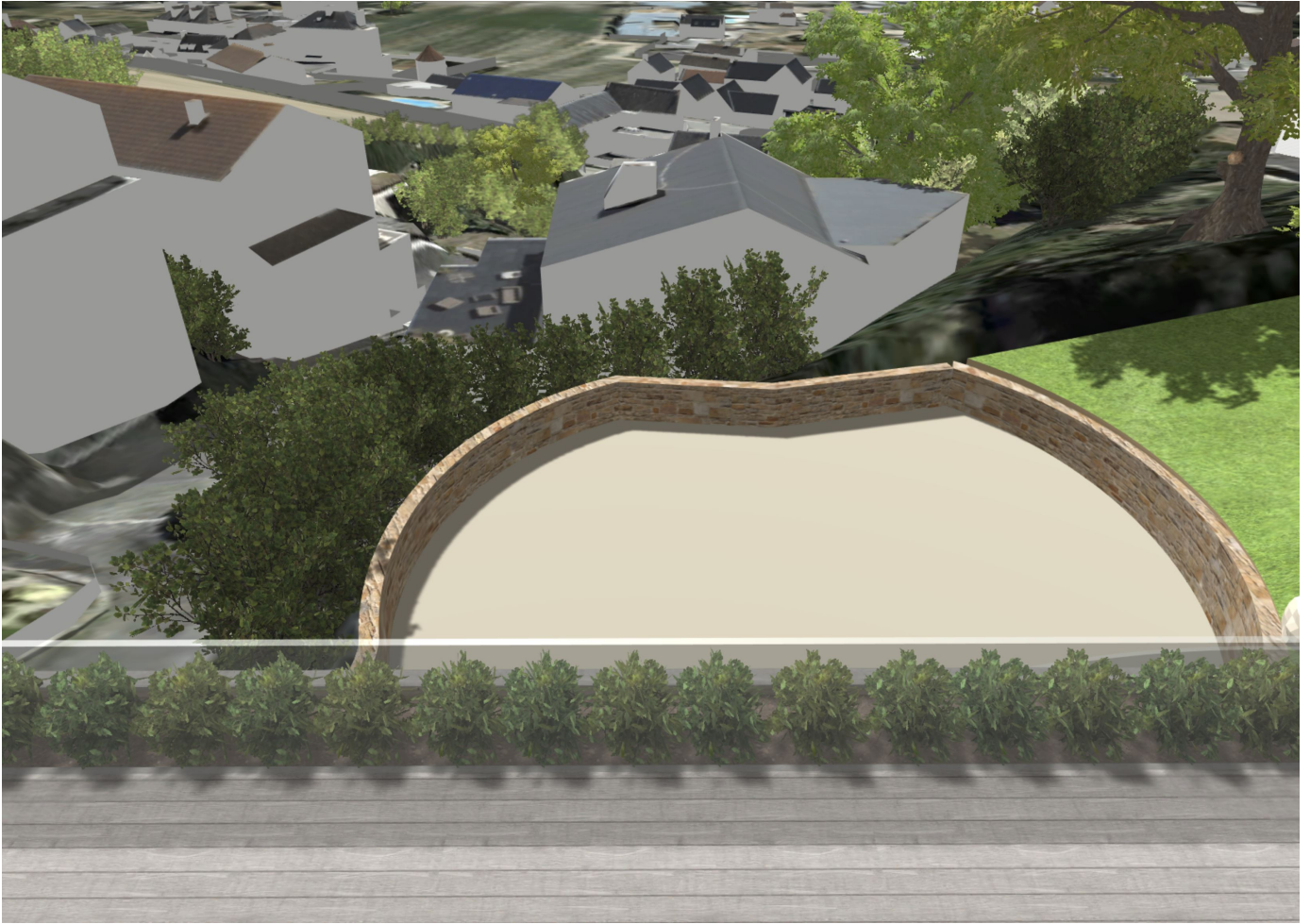
HIGH BEECH

PROPOSED SECTION B-B



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KEY FACTS

Plans passed for an ultra modern four bedroom home

Planning application reference:
P/2023/0250 (gov.je)

Offering circa 3000 sq ft of luxury living space

Uninterrupted sea views over St. Aubin's Bay

Designed by MS Planning Architects

Parking for four vehicles

SERVICES

Mains water

Mains drains

ADDITIONAL INFORMATION

Unique development opportunity with approved planning permission

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.

£1,395,000



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