

# BLUE HARBOUR

SOLE AGENT



**4**

BEDROOMS

**3**

BATHROOMS

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**£4,250 ST. MARTIN**

ENTITLED/LICENSED. This sizeable, detached bungalow is situated in an elevated position above Gorey Harbour with breathtaking views of Gorey Castle, and the surrounding coastline and within a short stroll of local eateries, shops and the beach. The accommodation provides spacious sitting/dining rooms with access to the garden/pool area, a fully fitted kitchen, a utility room, four bedrooms with a principal En-suite and two further bathrooms. Externally, there's a swimming pool, good-sized surrounding patio garden areas, garage and driveway parking for several vehicles. Available Immediately. For more information or to arrange a viewing please contact us on 01534 717100 or email [info@livingroom.je](mailto:info@livingroom.je)



**LIVINGROOM**  
The Channel Island Estate Agent

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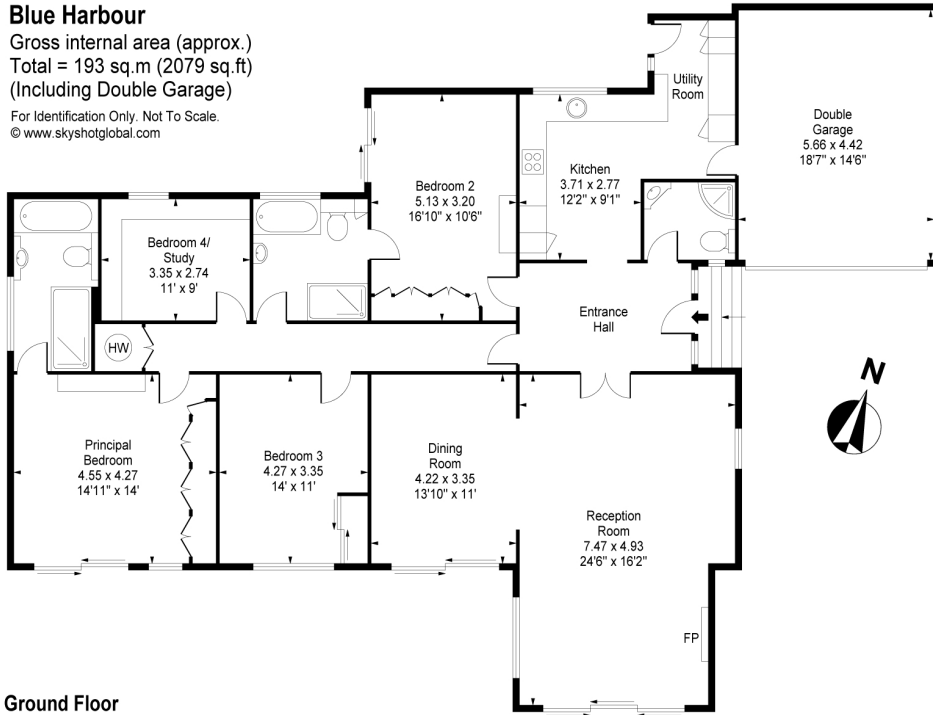




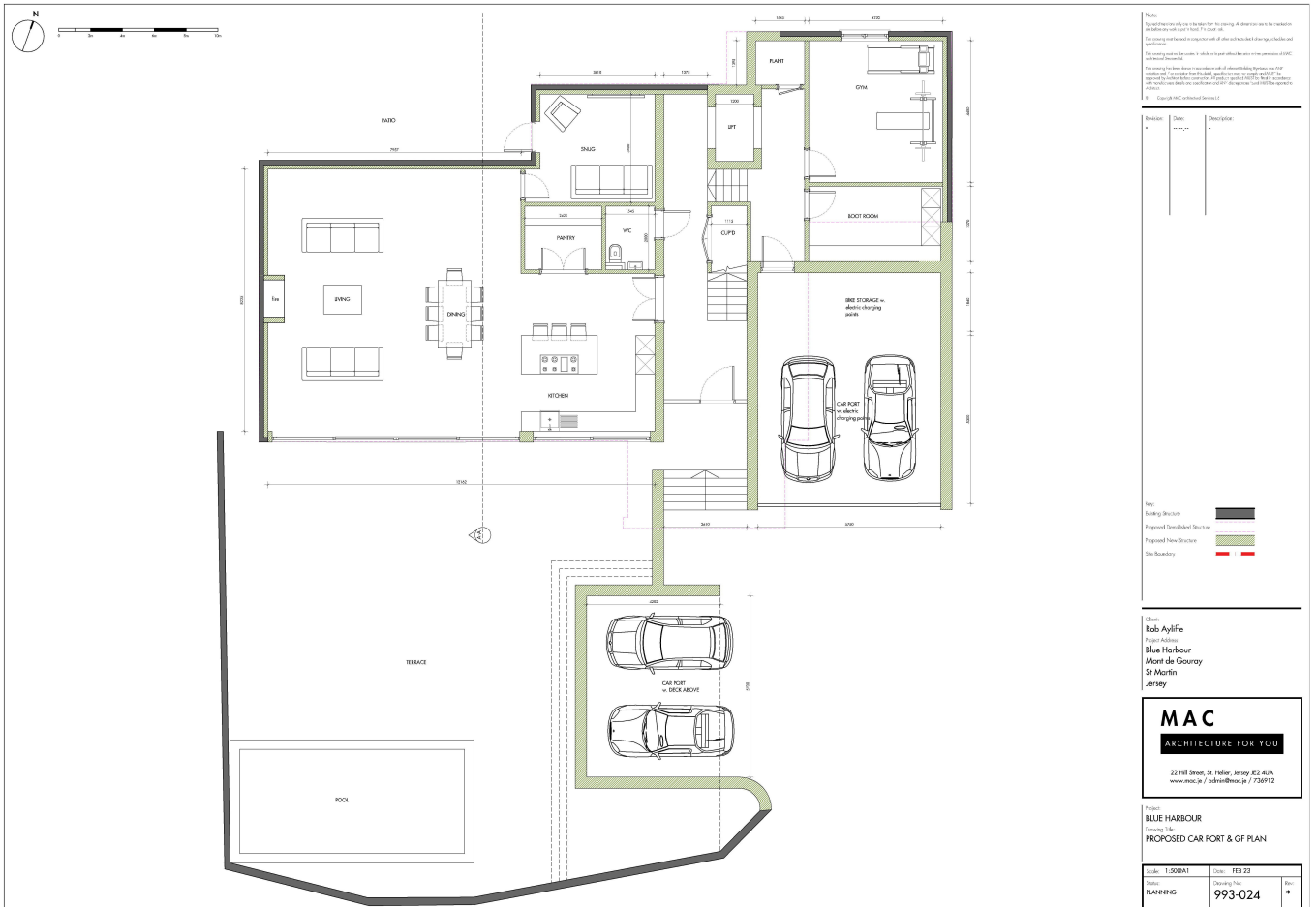
**Blue Harbour**

Gross internal area (approx.)  
Total = 193 sq.m (2079 sq.ft)  
(Including Double Garage)

For Identification Only. Not To Scale.  
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Ground Floor



**Notes**  
1. The client has provided all the information for the preparation of this drawing. All dimensions are for information only and should not be used for construction purposes.  
2. The drawing is not a contract. It is a guide only and should not be used for construction purposes.  
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Number	Date	Description

**Legend**

- Existing Structure
- Proposed Structure
- Proposed New Structure
- Site Boundary

**Client**  
Rob Ayllie  
Project Address  
Blue Harbour  
Mont de Gouray  
St Martin  
Jersey

**MAC**  
ARCHITECTURE FOR YOU

22 Hill Street, St Helier, Jersey JE2 4JA  
www.mac.je / info@mac.je / 738912

**Project**  
BLUE HARBOUR  
Drawing Title  
PROPOSED CAR PORT & GF PLAN

Scale: 1:500A1	Date: FEB 22
Client: RAYNING	Drawing No: 993-024







<b>Ground Floor</b>	
<b>Entrance hall</b>	12'7 x 8'0
<b>Shower room</b>	6'4 x 5'7
<b>Sitting room</b>	24'1 x 16'8
<b>Dining room</b>	14'1 x 10'10
<b>Kitchen</b>	12'2 x 8'10
<b>Utility room</b>	11'3 x 7'3
<b>Primary bedroom</b>	14'9 x 14'2
<b>En-suite bathroom</b>	12'7 x 6'6
<b>Bedroom two</b>	13'9 x 10'10
<b>Bedroom three</b>	16'8 x 10'3
<b>Bedroom four/study</b>	8'11 x 8'9
<b>House bathroom</b>	9'5 x 8'3

#### KEY FACTS

Stunning elevated views of Gorey Castle, harbour and surrounding coastline

Within a short stroll of local eateries and shops within Gorey

Sizeable sitting and dining rooms

Outdoor swimming pool

Garage and ample driveway parking

Short term lease also considered

Available Immediately

ENTITLED/LICENSED

#### SERVICES

Mains drains and water

#### APPLIANCES

Neff oven

Neff microwave oven

Bosch fridge/freezer

Neff dishwasher

Miele washing machine

Miele dryer

#### INCLUSIONS

To include all items listed in the inventory/condition report

#### SCHOOL CATCHMENT

St Martin  
Grainville

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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.

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**£4,250**



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