

BLUE HARBOUR

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

£4,600 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 June. For more information or to arrange a viewing please contact us on 01534 717100 or email info@livingroom.je



LIVINGROOM
The Channel Island Estate Agent







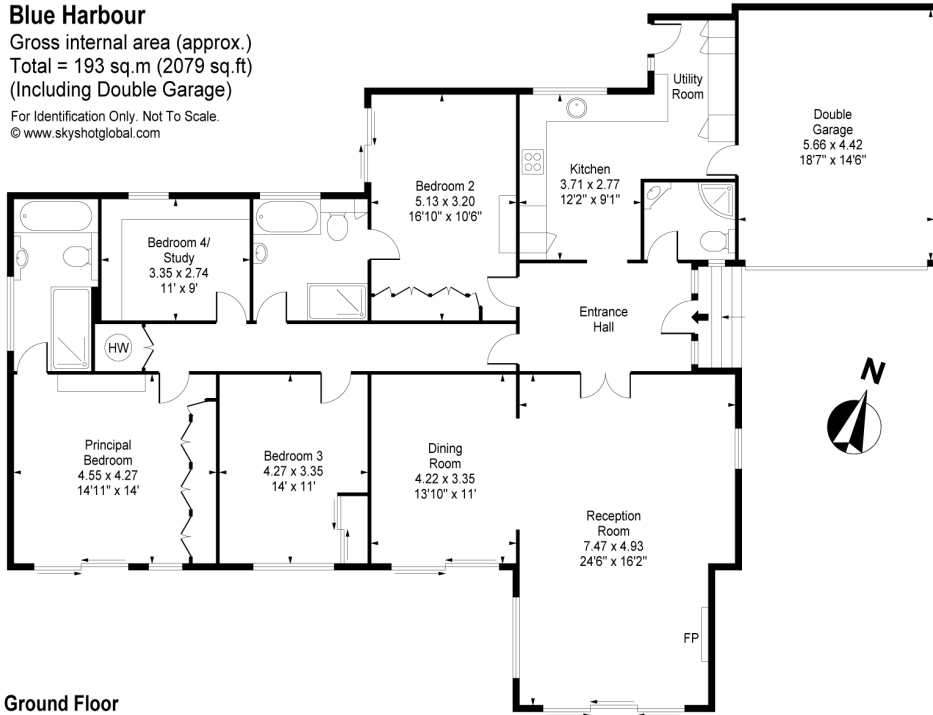




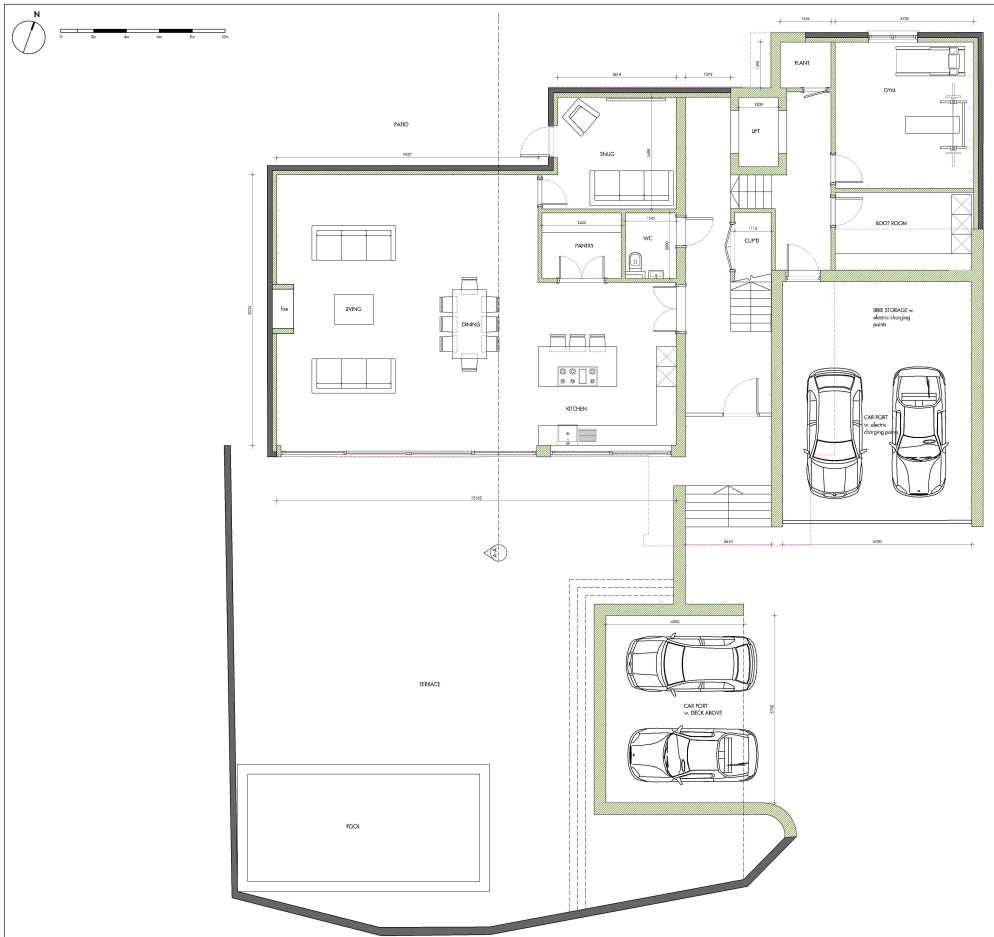
Blue Harbour

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. This drawing is intended to be used for the purpose of the planning application only. It is not intended to be used for construction purposes.
2. The proposed car port is shown in green. It is proposed to be constructed from a combination of brick and timber.
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Number	Date	Description



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
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Project
BLUE HARBOUR
Drawing Title
PROPOSED CAR PORT & GF PLAN

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



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

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.

£4,600



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