

# HAUTE COLLINE

SOLE AGENT • OFFERS IN EXCESS OF



**3**

BEDROOMS

**2**

BATHROOMS

**1,118**

SQ FT

**4.1%**

YIELD

**£675,000 ST. BRELADE**

Introducing this charming cottage from the mid-late 19th century, brimming with character and adorned with numerous original features. This picturesque property is situated in the very popular parish of St Brelade and enjoys proximity to Woodbine Stores, a convenient stop for essentials, along with easy access to multiple bus routes including routes to Portlet and the airport. Step inside to discover generously proportioned living spaces tailored for both comfort and functionality. The ground floor unveils a sprawling 40ft. long sitting/dining room, complemented by a conservatory, kitchen, bathroom, and a cosy double bedroom. Ascend to the first floor to find two additional double bedrooms and a convenient wet room. Outside, a safe and enclosed rear garden awaits, offering a sanctuary of tranquillity, it's also sheltered, low-maintenance, and basks in the warmth of the southern sun, making it a delightful sun trap for relaxation and enjoyment. Welcome to your new home, where...



**LIVINGROOM**

The Channel Island Estate Agent















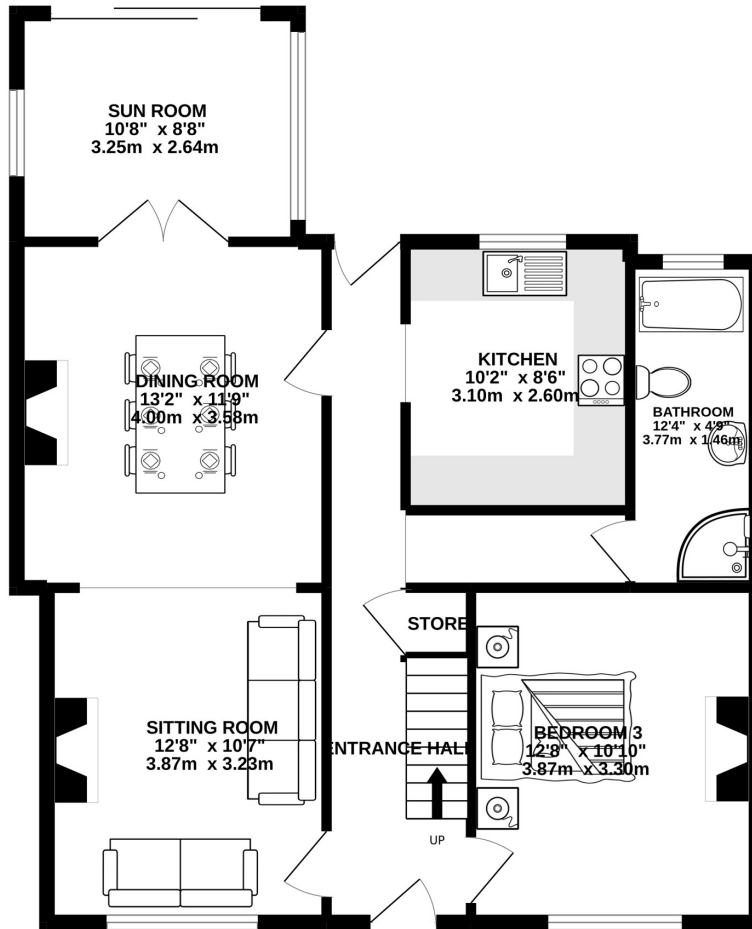




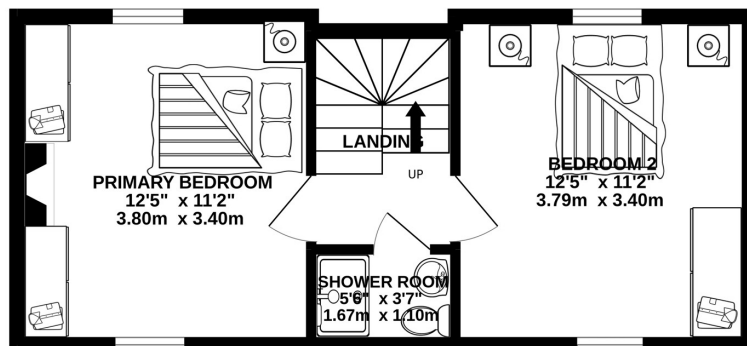




GROUND FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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.



**GROUND FLOOR**

<b>Entrance hall</b>	
<b>Sitting room</b>	12'8 x 10'7
<b>Dining room</b>	13'2 x 11'9
<b>Sun room</b>	10'8 x 8'8
<b>Kitchen</b>	10'2 x 8'6
<b>Bathroom</b>	12'4 x 4'9
<b>Bedroom 3</b>	12'8 x 10'10

**FIRST FLOOR**

<b>Landing</b>	
<b>Primary bedroom</b>	12'5 x 11'2
<b>Bedroom 2</b>	12'5 x 11'2
<b>Shower room</b>	5'6 x 3'7

**KEY FACTS**

Three bedroom, two bathroom  
 Characterful cottage  
 Mid-late 19th century cottage is bursting with character throughout  
 Grade 4 listed  
 Easy access to St Aubin's Harbour & St. Brelade's Bay  
 Popular St Brelade parish  
 Mont Nicole school catchment area  
 Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Gas central heating  
 Fireplaces and wood burners  
 Gas hob with electric oven

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Mont Nicole  
 Les Quennevais

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.

**£675,000**



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