

# FAIRLEA

SOLE AGENT



**4**

BEDROOMS

**4**

BATHROOMS

**2,274**

SQ FT

**0.1**

ACRES

**£1,650,000 ST. CLEMENT**

Livingroom is delighted to introduce this wonderful architecturally designed home offering contemporary living blended with the warmth of the wooden floors, well-proportioned rooms, and a cedar-clad tower feature. It is an immaculately presented house with a high specification throughout, designed by architect, Nick Dobbs, this 4-bedroom, 4-bathroom home is situated in a desirable coastal location. With beach access close by this property is ideal for the best of Jersey beachside living. The property was built in 2010 and includes underfloor heating throughout. The entrance hall makes a bold design statement with a contemporary staircase and its high ceilings with the ground to first-floor picture window which invites you in and seamlessly connects the interior and exterior. The ground floor of the property offers a generous-sized study, spacious kitchen/diner with doors onto the garden, cloakroom, utility room, integral door to the garage and a generous-sized sitting room. On the...



**LIVINGROOM**

The Channel Island Estate Agent





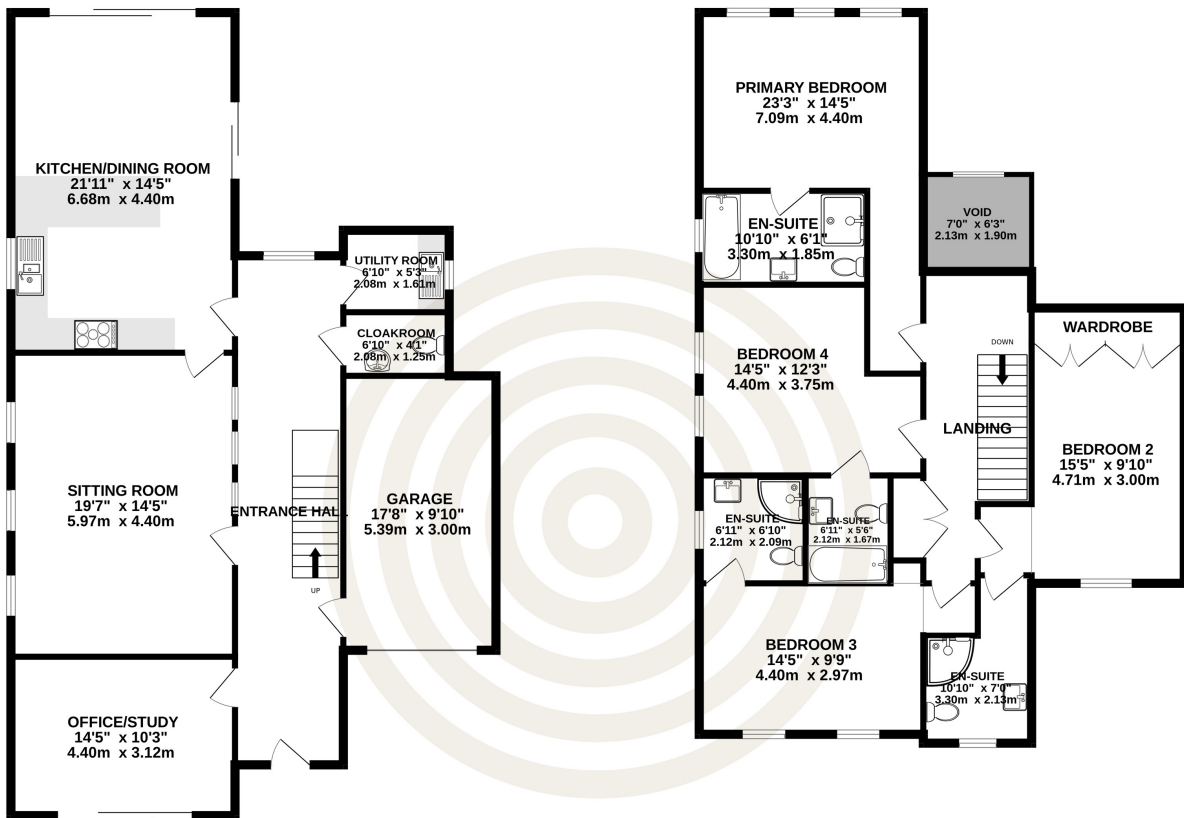






GROUND FLOOR  
1215 sq.ft. (112.8 sq.m.) approx.

1ST FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 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**

Entrance Hall	7'0 x 32'10
Sitting Room	14'5 x 19'7
Kitchen/Dining Room	14'5 x 21'11
Utility Room	6'10 x 5'3
Cloakroom	6'10 x 4'1
Office/Study	14'5 x 10'3
Garage	9'10 x 17'8

**FIRST FLOOR**

Landing	7'0 x 20'1
Primary Bedroom	14'5 x 23'3
En-suite	10'10 x 6'1
Bedroom Two	9'10 x 15'5
En-suite	7'0 x 10'10
Bedroom Three	14'5 x 9'9
En-suite	6'10 x 6'11
Bedroom Four	14'5 x 12'3
En-suite	5'6 x 6'11

**KEY FACTS**

Unique, detached family home built in 2010  
 Four bedroom suites  
 Stunning open-plan kitchen/diner opening out onto the garden  
 Low maintenance enclosed garden and patio  
 Integral single garage and parking for four vehicles  
 Immaculately maintained and presented throughout  
 Architect designed for modern living

**SERVICES**

Mains drains and water

**HEATING**

Gas fired, underfloor heating throughout

**POTENTIAL RENTAL INCOME**

£3850 pcm

**TENURE**

Freehold

**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.

**£1,650,000**



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