



Hunt Estates

Elegant three bedroom house near the beach
St. Lawrence, Jersey

ELEGANT THREE BEDROOM HOUSE NEAR THE BEACH

This elegant 1930's period house with its feature bay windows is located between Bel Royal and Beaumont, well away from the main road within a private close of similar houses. The location lies within a few minutes' walk of the sea front promenade, cycle track and the superb sandy beach, with an excellent bus service passing close by. Bel Royal primary school, the Co-op supermarket and pubs at Beaumont are all within walking distance.

The accommodation briefly comprises an inset porch, elegant hallway, fitted kitchen with an external door to the garden, a dining room with sliding patio door to the garden, a living room with fireplace and a downstairs cloakroom. On the first floor there are three light and airy bedrooms comprising two doubles, one of which has fitted wardrobes and a large single bedroom. There is a house bathroom fitted with both a bath and shower cubicle.

A large loft provides excellent storage.

There is a terrace leading off the dining room and kitchen with just two steps down to an area of level lawn and borders enclosed by walls with a pedestrian gate for access. At the far end of the garden is a large single garage with a roller door and side window. Additional parking is available on the shared private roadway that leads to the house.

The property has been well maintained with the added benefit of the original solid block construction having been externally thermally rendered in 2021. Having been let out in recent years, there is a reassurance of a valid Electrical Installation Condition Report. No onward chain.









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FEATURES

- Three bedrooms
- Two reception rooms
- House bathroom & cloakroom
- Enclosed sunny aspect garden
- Thermal rendering in 2021
- Near the beach at Bel Royal
- End of terrace

INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed
- Large single garage
- Parish rates for 2024 were c. £400
- Freehold and Entitled/Licensed



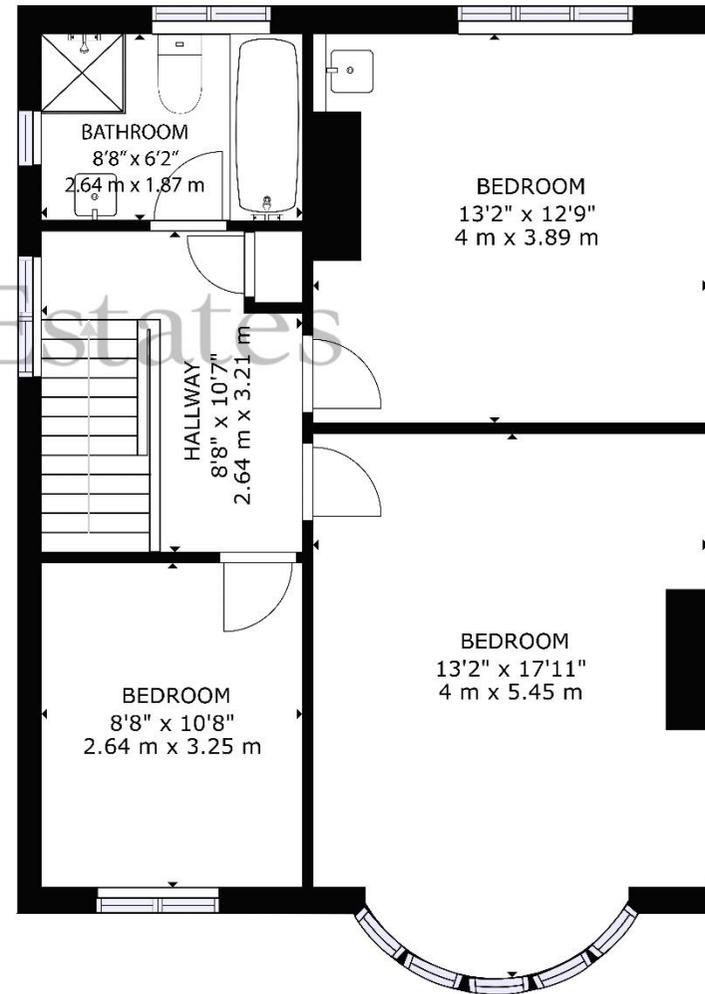
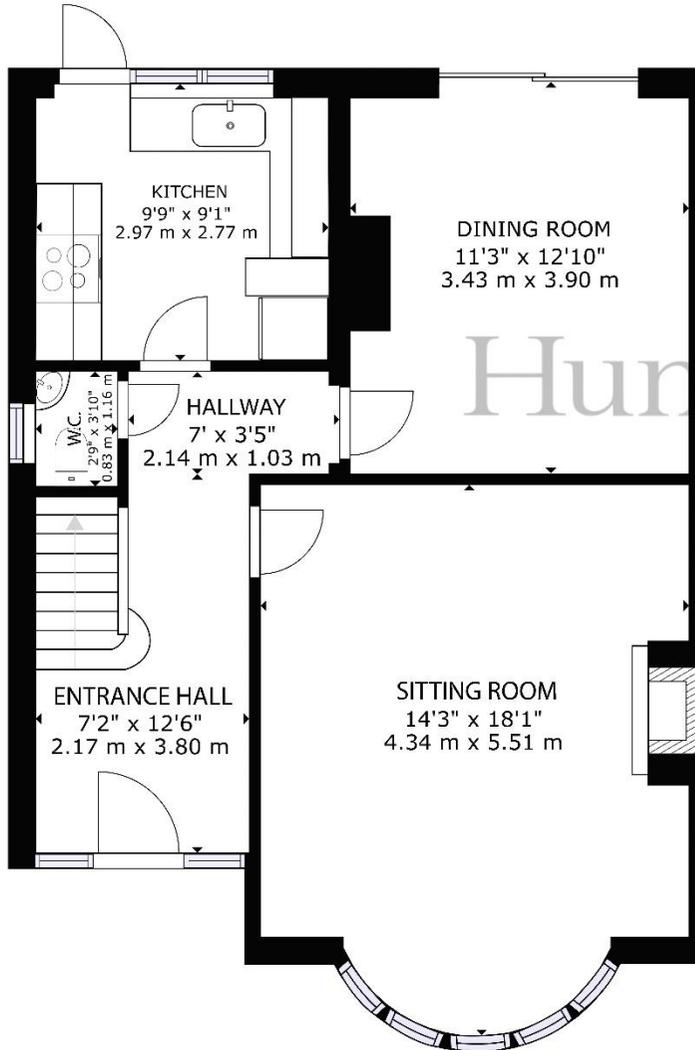
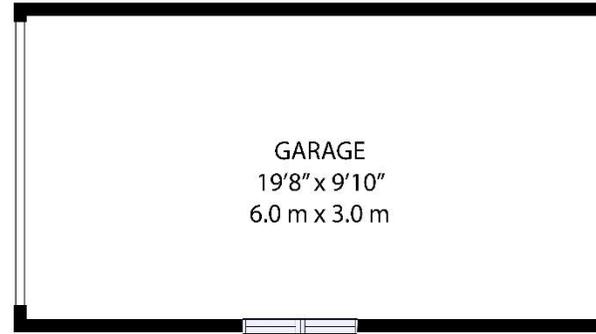
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INTERNATIONAL REAL ESTATE

GROSS INTERNAL AREA
GROUND FLOOR: 619 sq. ft, 57.55 m2, FIRST FLOOR: 661 sq. ft, 61.4 m2
TOTAL: 1280 sq. ft, 118.95 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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