



Hunt Estates

Delightful 2 Bedroom Cottage Near The Beach  
Grouville, Jersey

## DELIGHTFUL 2 BEDROOM COTTAGE NEAR THE BEACH

This well presented two-bedroom cottage offers well-proportioned accommodation ideal for comfortable coastal living.

The home comprises a spacious lounge, a separate kitchen, a family bathroom, and a private, low maintenance rear garden—perfect for relaxing or entertaining.

Situated in a quiet cul-de-sac of just thirteen properties, it also benefits from two allocated parking spaces. A wonderful opportunity for those seeking a tranquil lifestyle by the sea with excellent access to nearby amenities.

Ideally located just 30 seconds' walk from the beach, this property lies within a highly sought-after catchment area, close to well-regarded primary schools including Samares and Grouville with Les Rocquier Secondary School also nearby.

Gorey's restaurants, bars, and historic Gorey Castle are just a short 5-minute drive away.

















## FEATURES

- Close to the beach
- Some sea views
- Good bus route and catchment area
- Private rear garden

## INFORMATION

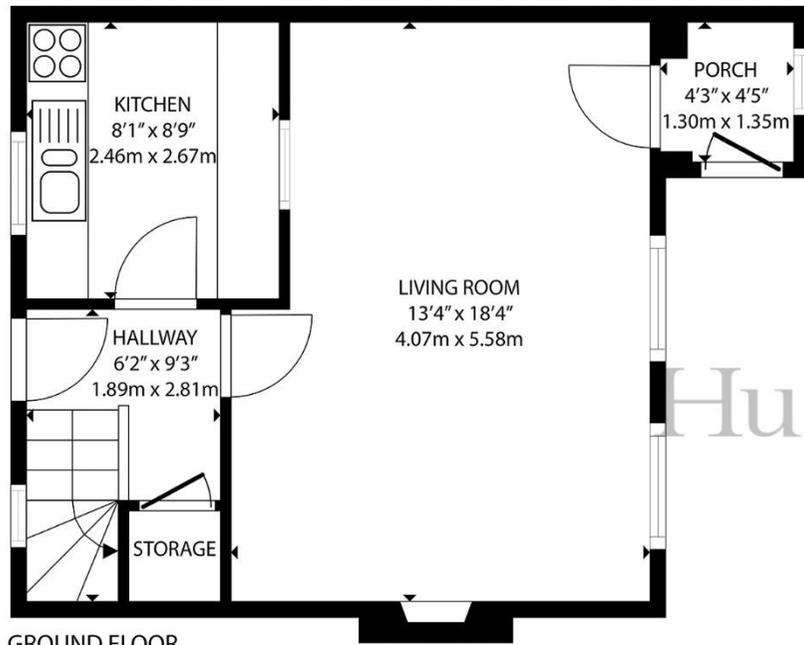
- Mains drains and Water
- Electric Heating
- Double glazed
- Parking for 2 plus visitor spaces
- Parish rates for 2024 were £450
- Freehold and Entitled/Licensed



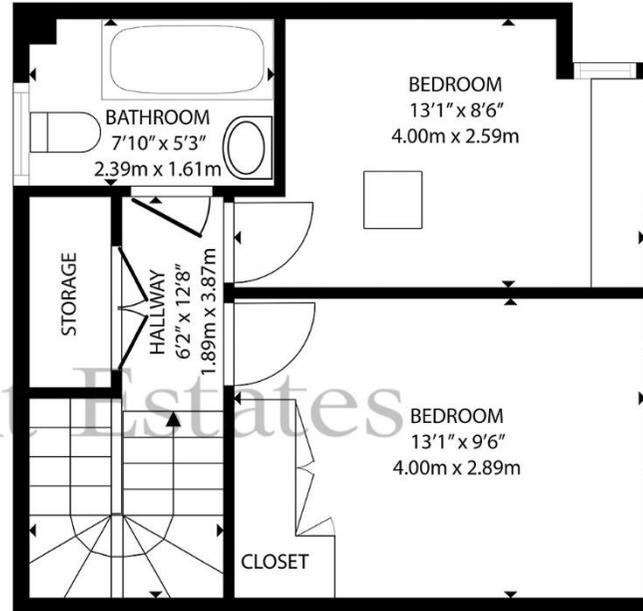
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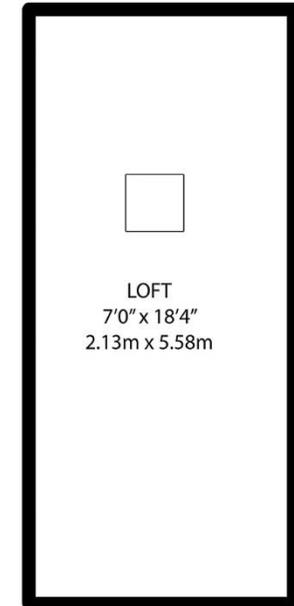
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GROUND FLOOR



FIRST FLOOR



LOFT

GROSS INTERNAL AREA  
 GROUND FLOOR: 384 sq. ft, 35.7 m<sup>2</sup>, FIRST FLOOR: 354 sq. ft, 32.9 m<sup>2</sup>  
 LOFT: 128 sq. ft, 11.9 m<sup>2</sup>  
 TOTAL: 866 sq. ft. 80.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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