



CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE

Family Home Across from the Beach
St Clement, Jersey

FAMILY HOME OPPOSITE THE BEACH

Hunt Estates are pleased to offer this extremely spacious detached versatile family home. Located on the stunning south coast, Le Hocq beach is directly opposite enabling you to keep an eye on the tides and your mooring from your bedroom window (mooring included with property).

This home is ideally placed on one of the Island's most regular buses routes for easy access to St Helier and Gorey offering amenities, shops and restaurants in both directions as well as two wonderful golf courses a short drive away.

With its south-west facing aspect, this light and bright house has been lovingly renovated over the years and is finished with high quality fixtures and fittings.

As you enter the main bedroom, the captivating sea views draw you through to the large, covered terrace. A great space to while away a few quiet hours. If you like to drift off to the sound of the sea, then this house is for you.

Designed with modern living in mind, the multiple reception rooms offer versatility to accommodate any family dynamic. On the ground floor there is great flow for entertaining with up to 5 reception rooms and bi-folding doors to a terrace with sea views perfect for al fresco dining. The layout can be adapted to incorporate a separate unit with access to the parking area via its own front door.

The sunny south facing wrap-around garden offers multiple seating areas enabling you to follow the sun from dawn to dusk, a grassed area for the children to play and also space to construct a swimming pool (subject to planning permission)).

Of particular note is a detached two storey separate unit, which is ideal for a second generation or to let to receive a rental income. It has its own patio area.





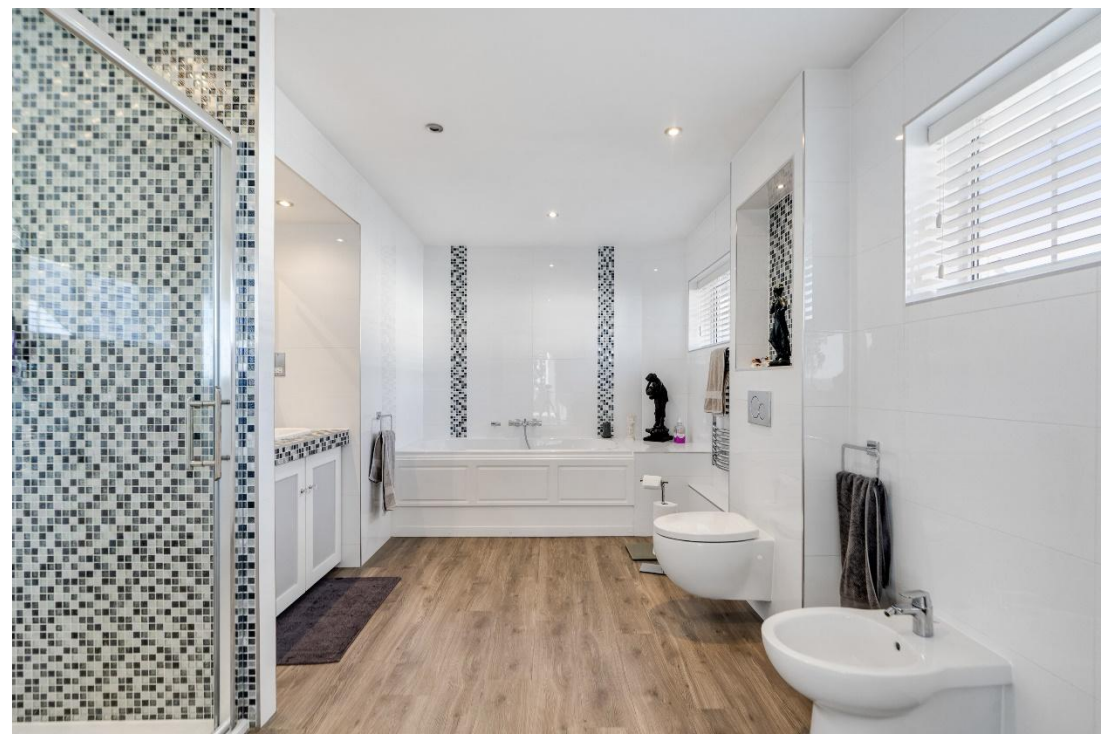






















INTEGRAL UNIT







SEPARATE COTTAGE





SEPARATE COTTAGE



FEATURES

- Spectacular sea views
- Walk to beach
- Two good bus routes
- Spacious family home
- Study
- Integral flat
- Separate detached cottage
- Sunny south facing garden
- Immaculate condition throughout

INFORMATION

- Mains water and drains
- Oil fired central heating
- Bottled gas for hobs
- Fully double glazed
- Driveway parking for 4 cars
- Freehold and Entitled/Licensed

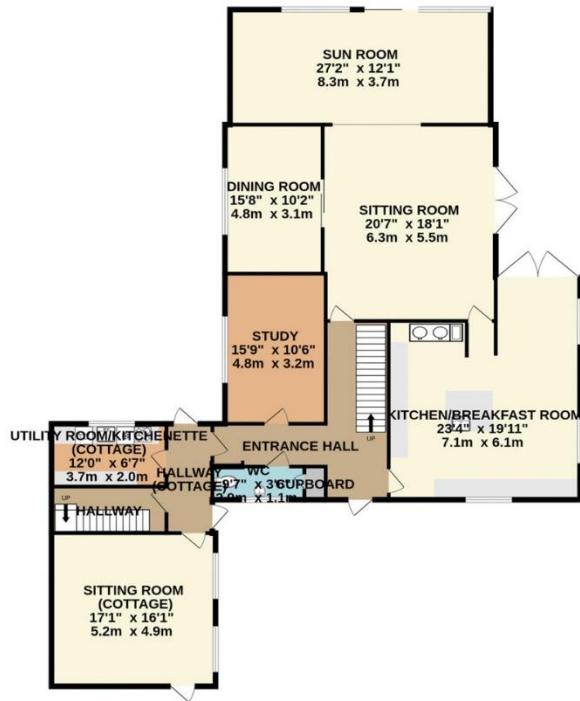


Gill Hunt, FNAEA
Director

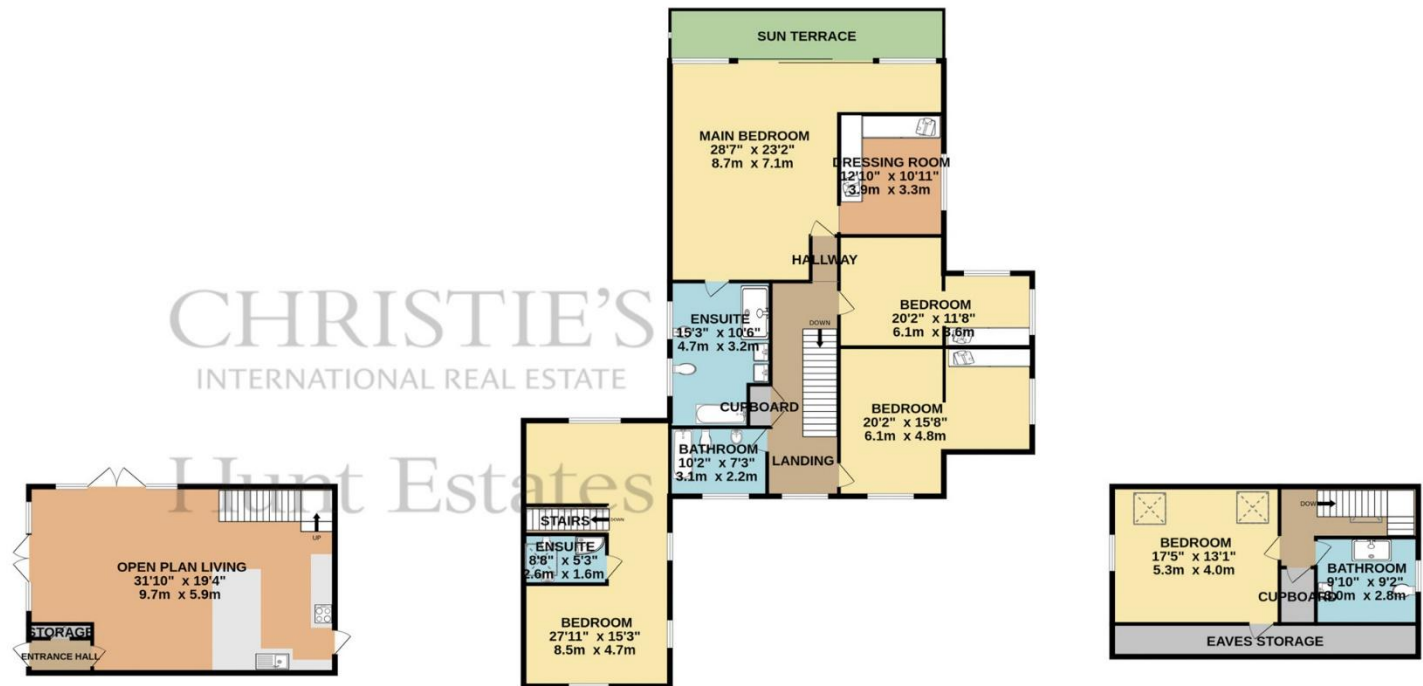
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GROUND FLOOR
2742 sq.ft. (254.7 sq.m.) approx.



1ST FLOOR
2468 sq.ft. (229.3 sq.m.) approx.



TOTAL FLOOR AREA : 5210 sq.ft. (484.0 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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