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Three-Bedroom Plus Study Victorian Family Home
Grouville, Jersey

THREE-BEDROOM PLUS STUDY VICTORIAN FAMILY HOME – GROUVILLE COAST

Perfectly positioned near La Rocque Harbour on the sought-after Grouville Coast Road, this elegant Victorian family home offers generous accommodation and superb entertaining space, all within moments of the beach.

Upon entering, you are welcomed by a porch and an inviting entrance hall. To the front of the property is a versatile study featuring a charming fireplace, equally suited as a fourth bedroom, snug or additional reception room. The entrance hall flows through to a spacious and cosy lounge/diner, with the lounge benefitting from a working fireplace, creating a warm focal point.

To the rear, there is a galley-style eat-in kitchen, a downstairs shower room with utility area, and a substantial orangery with full-width bi-fold doors opening onto the garden, a wonderful space for indoor-outdoor living and entertaining.

The first floor is arranged over split levels, adding character and interest. The upper level comprises the main bedroom with en-suite and a second double bedroom. On the lower split level, there is a Jack and Jill style bathroom and a third bedroom.

Externally, the property benefits from a two-way single garage and a generous rear garden, ideal for families and outdoor gatherings.

Situated on an excellent bus route and just a short stroll to the beach and La Rocque Harbour, this home combines period charm with practical family living in a prime coastal location.

Early viewing is highly recommended, please contact us today to avoid.











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FEATURES

- Victorian three-bedroom home plus study
- Prime location near La Rocque Harbour and the beach
- Spacious lounge/diner with working fireplace
- Fully fitted galley style eat in kitchen
- Large orangery with bi-fold doors to the garden
- Good size garden and two-way single garage

INFORMATION

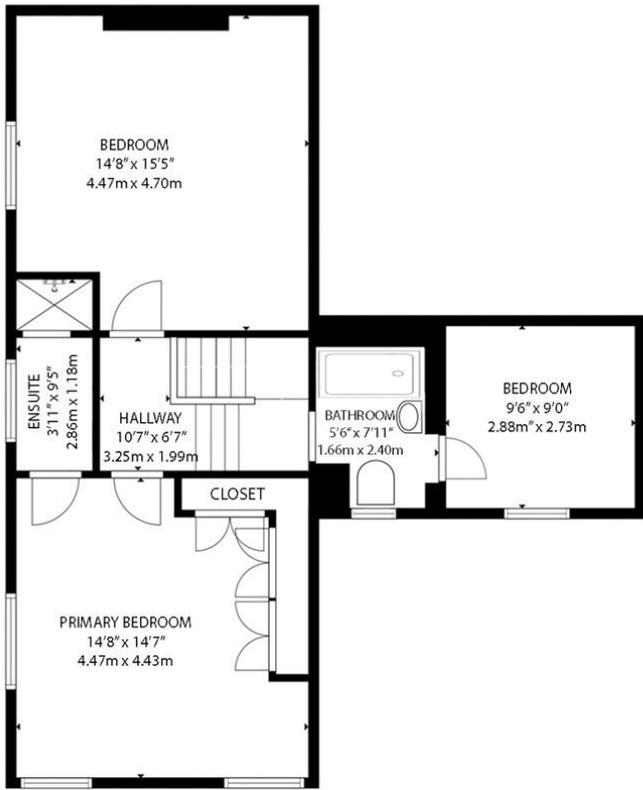
- Mains drains and mains water
- Oil fired central heating
- Double glazed
- Parking for two cars
- Parish rates for 2024 were £650
- Freehold and Entitled/Licensed



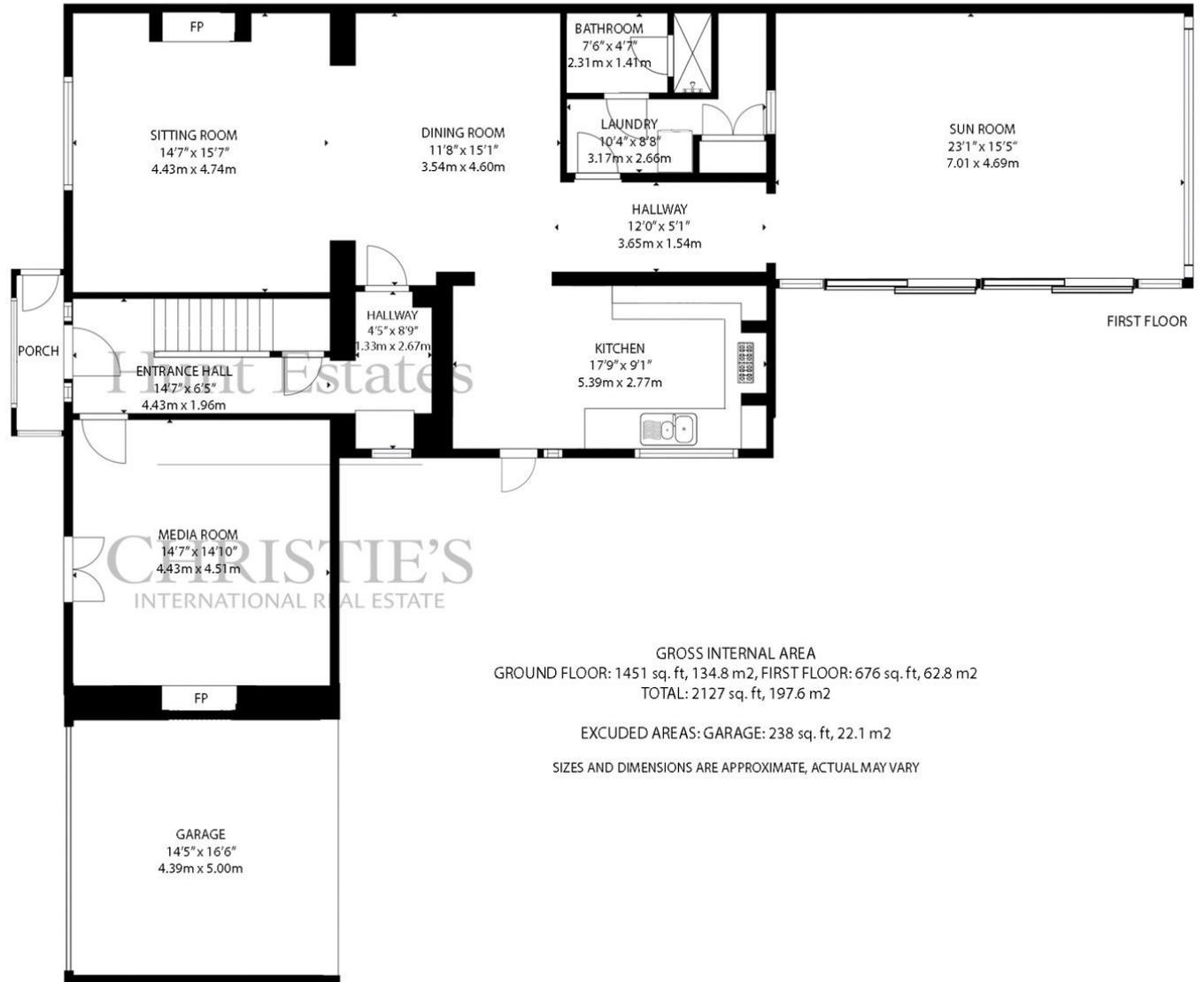
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1451 sq. ft, 134.8 m2, FIRST FLOOR: 676 sq. ft, 62.8 m2
 TOTAL: 2127 sq. ft, 197.6 m2

EXCLUDED AREAS: GARAGE: 238 sq. ft, 22.1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GARAGE
 14'5" x 16'6"
 4.39m x 5.00m

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