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INTERNATIONAL REAL ESTATE

Premium Fixtures, Great Sea Views of St  
Aubin's Bay and Ready to Just Move In!  
St Brelade, Jersey

## PREMIUM FIXTURES, GREAT SEA VIEWS OF ST AUBIN'S BAY AND READY TO JUST MOVE IN!

Set in an elevated position along the prestigious La Rue de la Blanche Pierre lane in St Lawrence, this contemporary walk in 4-bedroom, 3-bathroom home offers very good size living accommodation throughout and also benefits from fantastic sea views over St. Aubin's Bay from all the main living areas and the sun terrace. The property has recently been reconstructed with new build appeal, which complies with all the new energy efficient building standards, providing low maintenance costs. In addition to the main living accommodation, is a versatile entertaining/garden room with kitchen and shower facilities.

The entrance level features an expansive, open-plan living and dining space with access to two sets of bi-fold doors open to a generously sized, south facing terrace, enjoying the full aspect of St Aubin's Bay. The top of the range kitchen is equipped with integrated Neff appliances, a large siltstone central island, and an integrated wine fridge. A practical utility room and cloakroom. complete the ground floor all with easy to maintain Amtico flooring.

On the first floor, the main bedroom enjoys the views via a Juliet balcony and has a sleek ensuite shower room. There are two additional double bedrooms, along with a modern large bathroom, including a separate shower. The fourth bedroom feels like its own sanctuary located on the second floor, accompanied by an ensuite shower room and eaves storage.

On the extensive paved patio garden level, there is an entertaining/garden room with a kitchenette and shower room. This space offers number of uses to be either a home office, gym, studio or the entertainment room when hosting family/guests.

Parking for two smaller cars is conveniently situated near the main entrance via electric garage door along with a separate store room, housing the boiler and cylinder and provides ample space for storing popular outdoor items. The low-maintenance, south-facing modern design tiered garden descends on a couple of levels to additional parking and a spacious single garage.

This home may also suit any buyers that are looking for an alternative to the higher end apartments. Internal viewing a must!



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## FEATURES

- 4 bedrooms, 3 bathrooms
- Panoramic sea views
- Separate studio/entertainment room
- Modern new build appeal
- Low maintenance gardens and terrace
- Short drive to town and south coast beaches
- Regular bus stop close by
- Contemporary interior with quality detailing

## INFORMATION

- Mains water and drains
- Electric heating
- Double glazing
- Large single garage and parking for 3+ cars
- Parish rates for 2025 were £924
- Freehold and Entitled/Licensed



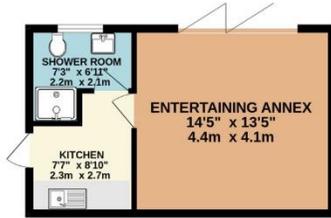
Danny Bosio  
Property Negotiator

danny@huntestates.com  
T +44 (0)7797 712711  
www.huntestates.com  
9 New Street, St Helier,  
Jersey, JE2 3RA

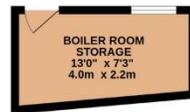
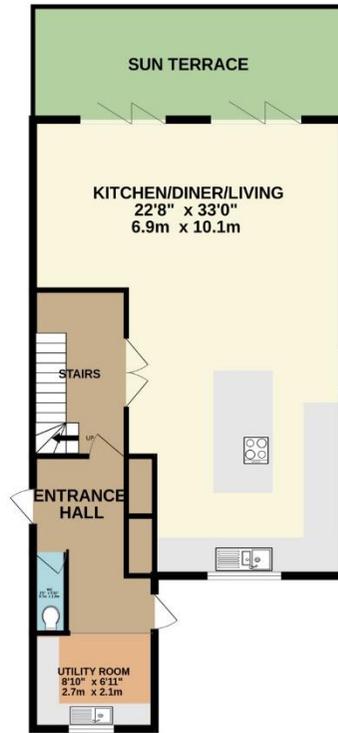
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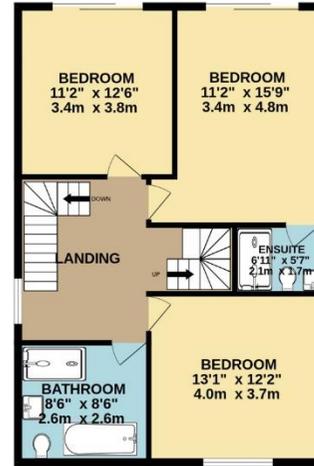
GARDEN LEVEL  
295 sq.ft. (27.5 sq.m.) approx.



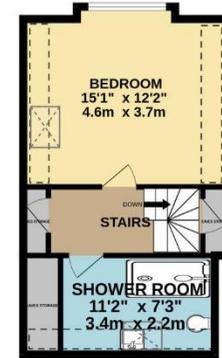
ENTRANCE LEVEL  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 2700sq.ft. (250.8 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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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

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