



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

17 Le Clos De Noirmont

£850,000

Set within a small and established close of similar style homes, this 3/4 bedroom, 2 bathroom family home offers generous and flexible accommodation in a highly convenient St Brelade location. Available with no onward chain, the property presents an excellent opportunity for buyers looking to personalise a home in one of the island's most popular parishes.

The ground floor comprises a welcoming living room with working fireplace, an eat-in kitchen, utility room, shower room and an additional reception room which could work well as a dining room, family room or playroom, depending on requirements. While the property would now benefit from gentle modernisation in places, it offers a solid and versatile layout with good scope to update over time.

On the first floor, there is a house bathroom, two double bedrooms and a walk-through room currently used as a study area, leading through to the extended main bedroom and an additional smaller room. This slightly different configuration provides flexibility for those needing home working space, dressing areas, nursery accommodation or potential reconfiguration, subject to any necessary approvals.

Externally, the property enjoys a front lawn, driveway parking and a good sized, low-maintenance rear patio garden, well positioned to enjoy afternoon and evening sunshine.

Clos De Noirmont is ideally placed for convenient access to the popular west coast beaches, St Aubin's Village, local schools and the wide range of shops, services and amenities at Les Quennevais. Homes in this close rarely come to the market, making this a strong opportunity for buyers seeking a family home in a desirable and well connected St Brelade setting.

OTHER INFORMATION

Mains water and drains

Bottled gas for hob

Oil Fired Central Heating

Driveway parking for 2 cars and off street parking

2025 Parish Rates £604

Freehold and Entitled/Licensed











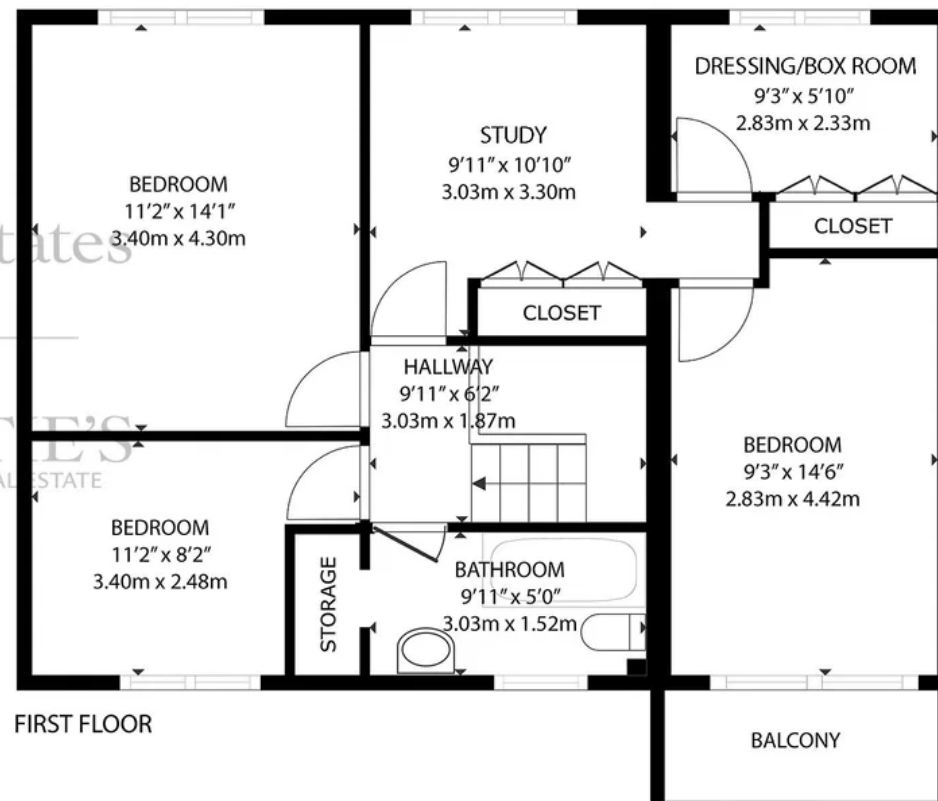
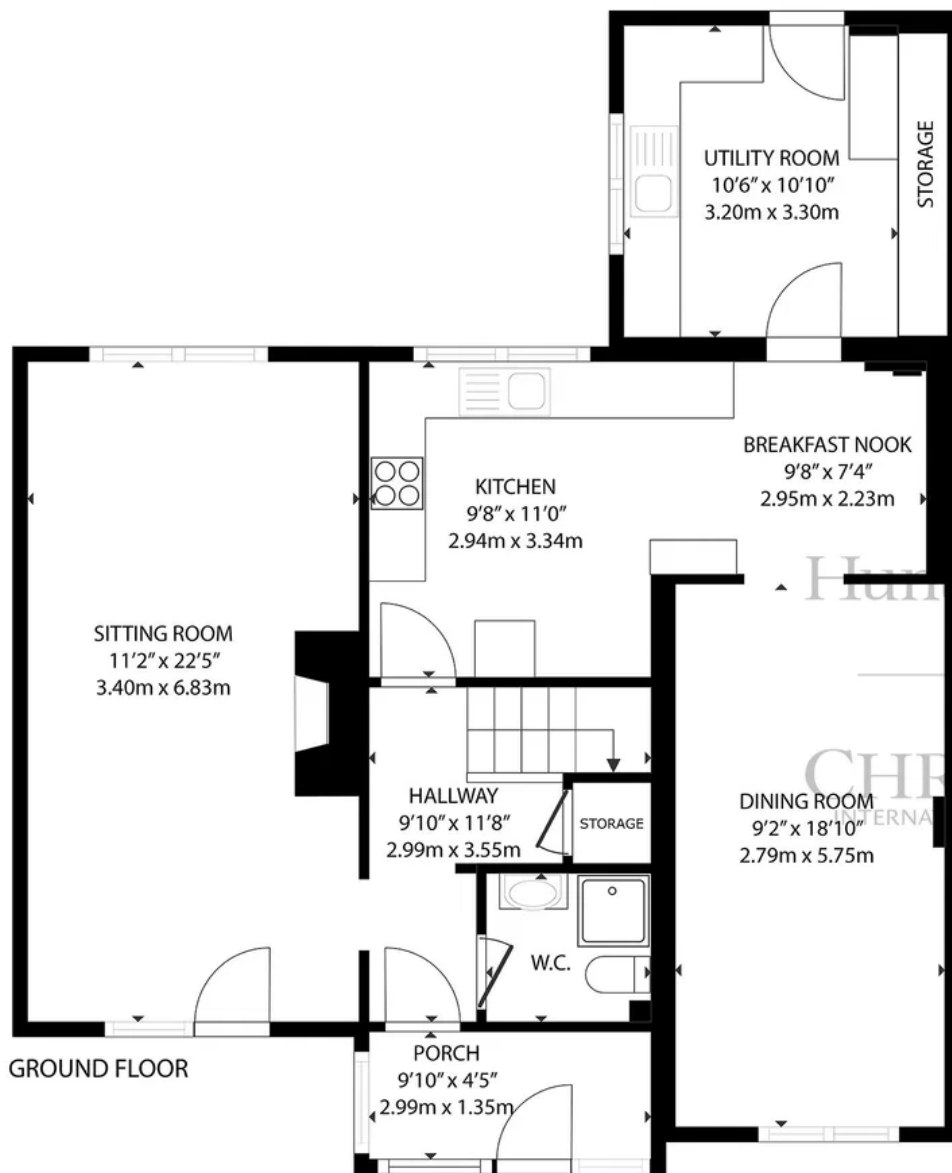


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GROUND FLOOR

FIRST FLOOR

BALCONY

GROSS INTERNAL AREA
GROUND FLOOR: 872 sq. ft, 81.0 m², FIRST FLOOR: 529 sq. ft, 49.1 m²
TOTAL: 1401 sq. ft, 130.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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