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INTERNATIONAL REAL ESTATE

2 La Hougue La Route Du Petit Port
St Brelade, Jersey

This new build detached four-bedroom, three-bathroom house is the larger of a pair of houses which are due for completion in the Summer of 2026.

The property is located on the headland between Petit Port and Corbiere in an elevated position set well away from the main road and with unobstructed views south west across Green Zone protected agricultural land. The property is being finished to the highest standards and with an eye to detail, by a well-respected local builder of long standing.

The accommodation is set on two floors and comprises: Ground floor: entrance hall, large utility room which could potentially serve as a study, cloakroom, stunning south west facing living area with garden doors, a separate south west facing kitchen and dining area with garden doors and an en-suite double bedroom for future proofing peace of mind.

On the first floor, there is an ensuite primary bedroom which has a south west facing Juliet balcony, two further double bedrooms and a large house bathroom.

Externally, there is an enclosed child or pet friendly garden area to the south west.

A large, detached storage building is for the shared use of the two new build houses and provides generous storage for bikes or garden furniture. There are two large parking spaces and a generous shared driveway area with ample room for turning.

The private lane location, La Hougue, is just a five-minute walk to the Railway Track and ten minutes to Petit Port bay. There is the added bonus of a regular bus service which stops just a few minutes' walk away and a five-minute drive will take you to the shopping centre at Red Houses.

This is a rare opportunity to secure a new build property in St Brelade bordering the protected headland and offering a lifestyle that is orientated around easy access to the cycle route and coastal walks.

Viewings strictly by appointment.

INFORMATION

All mains' services (no gas)

Electric underfloor heating

Double glazed

Parking for two large cars & generous turning area

Catchment area for La Moye Primary and Quennevais School

Parish rates for 2026 -TBC

Freehold and available to Entitled/ Licensed

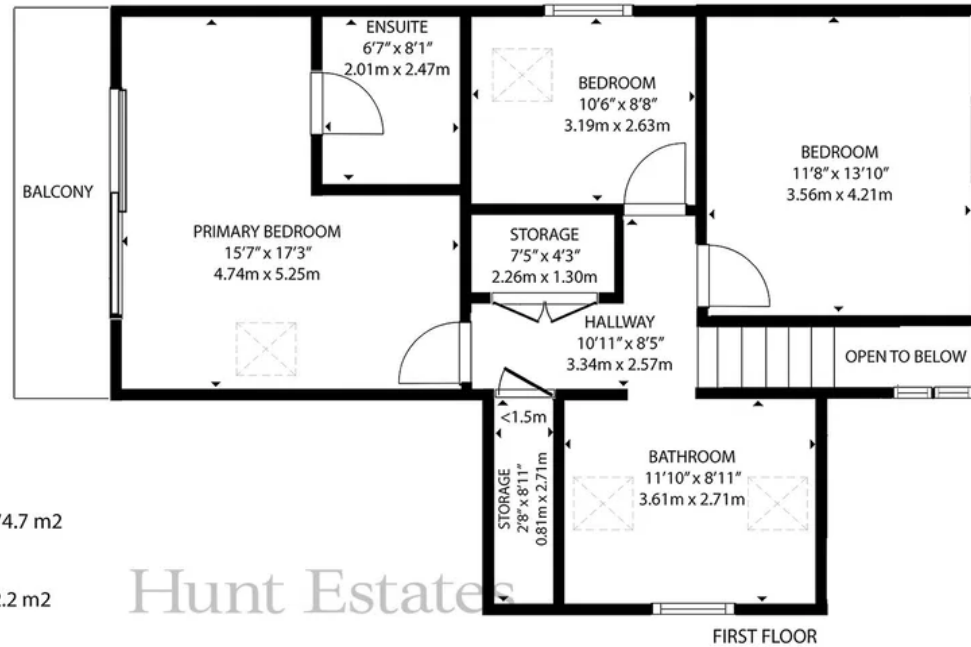










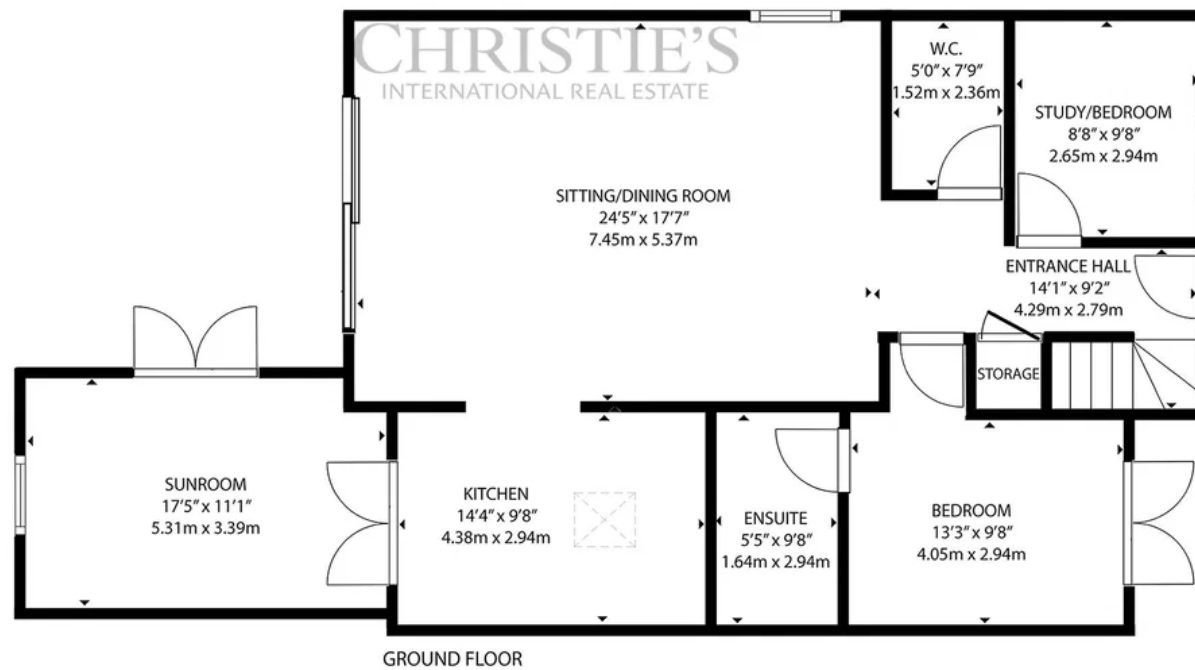


GROSS INTERNAL AREA
GROUND FLOOR: 1194 sq. ft, 110.9 m², SECOND FLOOR: 804 sq. ft, 74.7 m²
TOTAL: 1998 sq. ft, 185.6 m²

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 24 sq. ft, 2.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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