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INTERNATIONAL REAL ESTATE

Three Bedroom Home With Parking
St Lawrence, Jersey

THREE BEDROOM HOME WITH PARKING

FEATURES

- 3 bedrooms and 2 bathrooms
- Separate utility room
- 2 terraces
- Heated swimming pool
- Close to beach and cafe's
- Garage and parking for 2 cars

INFORMATION

- Mains drains and water (new water cylinder in 2023)
- Electric heating (new electric boiler in 2023)
- Double glazed
- Single garage plus parking for 2
- Visitors parking
- Service charge is £200 pcm
- Parish rates for 2025 were £436.80
- Share Transfer

LOCATION

What3words: // /rocket.dreary.tile

Situated in the highly desirable Le Perquage area of St Lawrence, this immaculate three-bedroom, two-bathroom home is perfectly positioned just a short stroll from the beach and nearby cafés and restaurants in Beaumont and St. Aubin.

The ground floor offers a spacious primary bedroom with built-in wardrobes and a generous en-suite bathroom complete with bath. A second bedroom benefits from direct access to a private west-facing terrace and is served by a separate contemporary shower room.

On the first floor, the bright open-plan sitting and dining area opens onto a large terrace with attractive views over the communal gardens and heated swimming pool. There is also a separate kitchen and utility room.

The second floor provides a third bedroom with its own WC facilities.

Externally, the property includes a single garage and parking for two vehicles.

Residents can also enjoy the heated communal swimming pool and BBQ area, ideal for relaxing and entertaining in this superb coastal setting.

The property also benefits from nearby bus routes, including the No. 8 and 28, with additional services available along La Route de la Haule.















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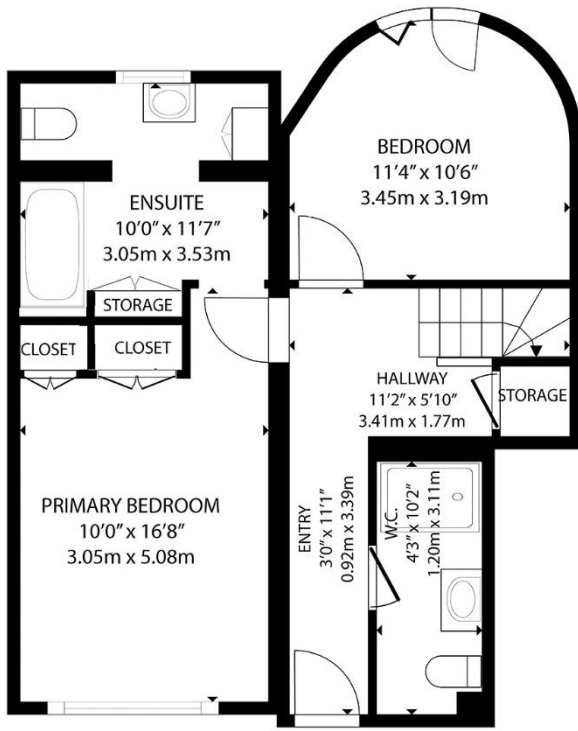




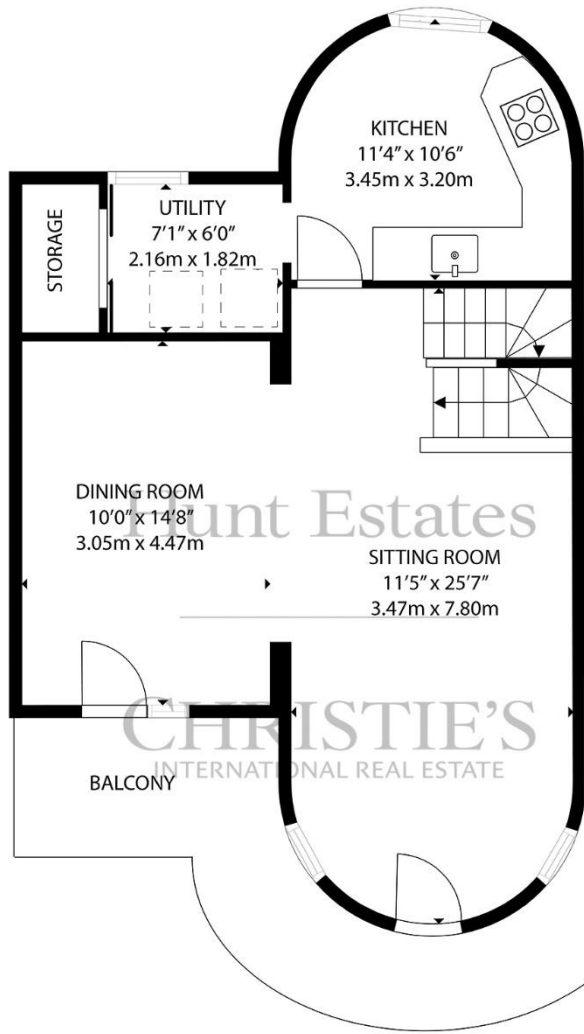
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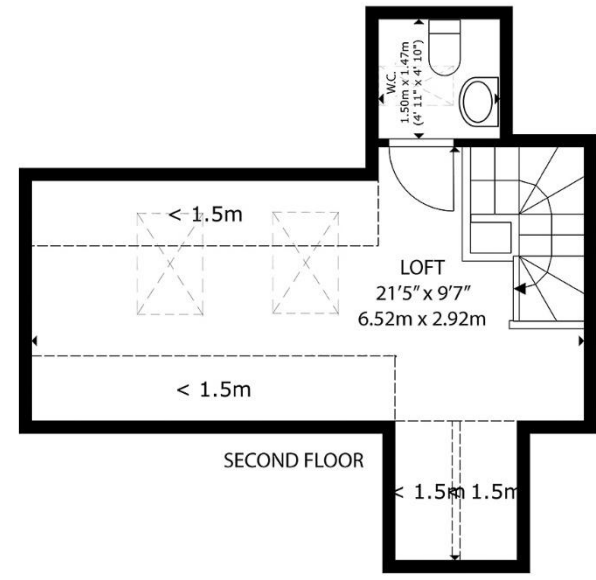




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR: 543 sq. ft, 50.4 m2, FIRST FLOOR: 601 sq. ft, 55.8 m2, SECOND FLOOR: 175sq. ft, 16.2 m2
 TOTAL: 1319 sq. ft, 122.5 m2

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 105 sq. ft, 9.7 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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