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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Beautifully Presented Three Double Bedroom Home  
St. Brelade, Jersey

## BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME

This immaculately presented family residence, constructed in 2017, is situated on a tranquil lane in St. Brelade, in close proximity to Mont Nicolle Primary School.

The ground floor features a well-appointed eat-in kitchen, an open plan sitting/dining room that opens onto the garden, a ground floor study with fitted wardrobes, and a convenient cloakroom.

The first floor boasts three double bedrooms with fitted wardrobes, one of which includes an en suite, along with a house bathroom.

Externally, the residence offers a low-maintenance enclosed garden and parking space for three cars.

The property is just a short distance from the scenic Railway Walk, and the beautiful St. Brelade's Bay beach is easily accessible on foot. A reliable bus service passes nearby, and the various amenities of St. Brelade are just a few minutes' drive away.



















Taken in summer 2023



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Home Estates

Love  
Oak

MAT

## FEATURES

- Detached family home
- Three double bedrooms + study
- Two bathrooms plus cloakroom
- Built in 2017 and immaculate throughout
- Quiet lane location
- Close to Primary School
- Enclosed garden

## INFORMATION

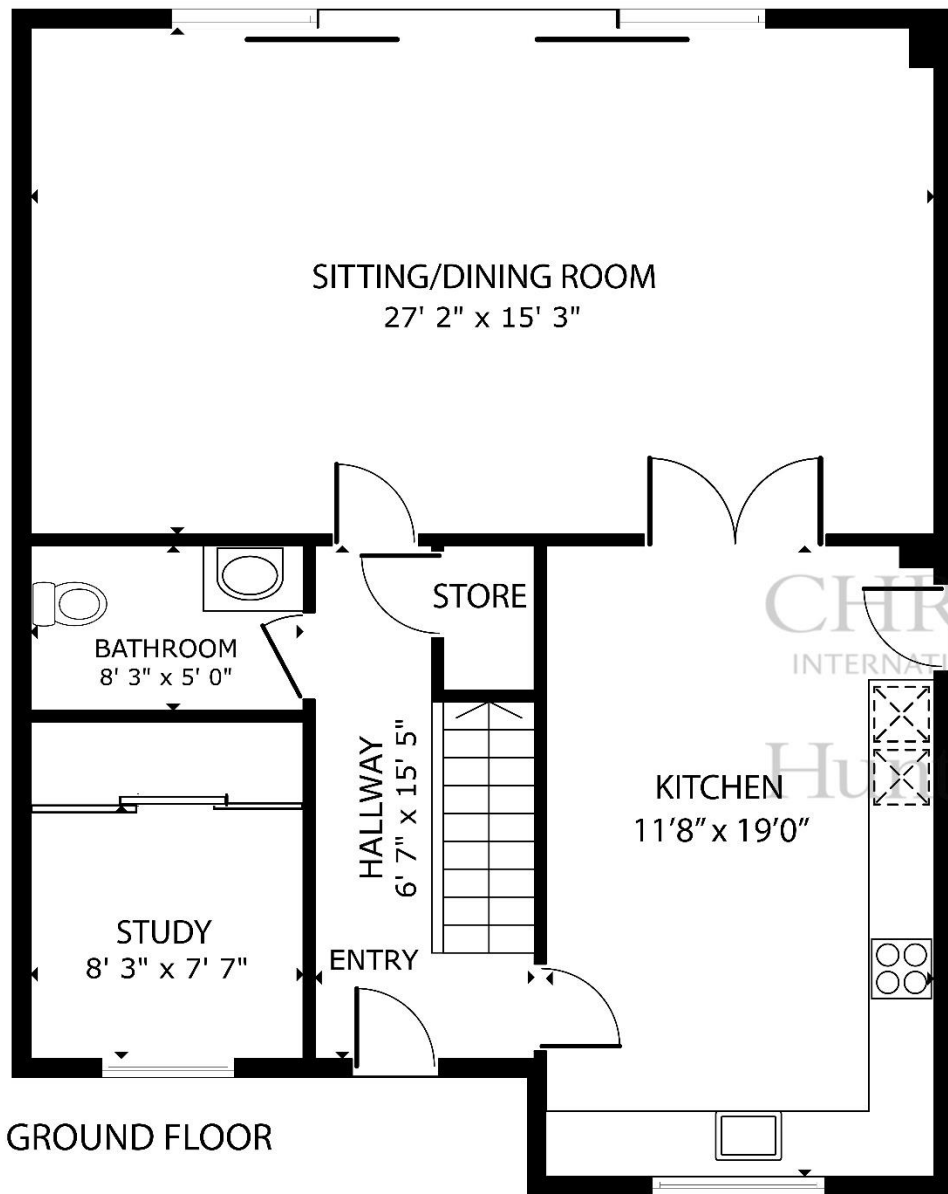
- All mains' services (excl. gas)
- Wet electric heating
- Double glazed
- Parking for 3 cars
- Parish rates for 2025 were £618.80
- Freehold and Entitled/Licensed



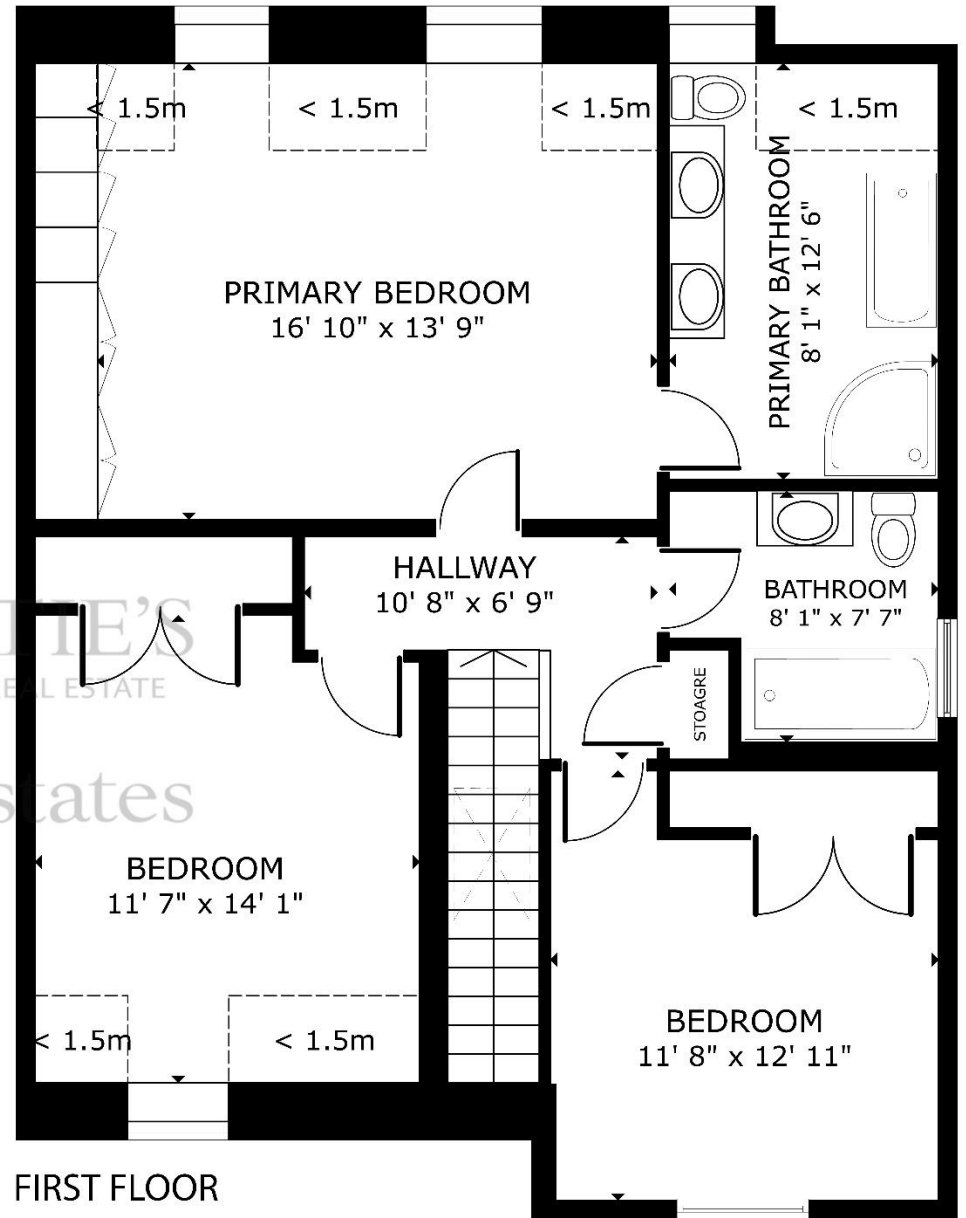
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 885 sq. ft, FIRST FLOOR: 824 sq. ft  
 TOTAL: 1709 sq. ft  
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 64 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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