



Hunt Estates

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Cottage Overlooking St. Aubin's Bay  
St Lawrence, Jersey

## HOME OR INVESTMENT OVERLOOKING ST AUBIN'S BAY

This beautiful bijou two-bedroom cottage enjoys fabulous sea views over St Aubin's Bay and Fort and is set just across the road from the beach and promenade in the convenient and sought after location between Bel Royal and Beaumont.

It is in walk-in condition, having benefitted from a complete renovation in 2025. The cottage was taken back to the bare structure to include new roof, an improved layout, insulation, wiring, plumbing, new windows, kitchen and bathroom, underfloor heating and flooring throughout.

The ground floor comprises two bedrooms with a shower room between. The main bedroom has a door to a private, enclosed space with a partial roof and partially open to the sky.

Upstairs on the first floor, there is a bright and airy full depth open plan kitchen and living area with storage space. The living area enjoys a large triple glazed window with views to St Aubin's Bay and Fort.

The kitchen has a stone worktop and is equipped with integrated appliances: washing machine and separate dryer, dishwasher, electric hob, oven and fridge freezer.

The kitchen opens out on to a private decked terrace with a view of St Aubin's Fort, where you can enjoy morning coffee or an evening drink.

There are plans approved to add an en-suite to the rear bedroom should the buyer desire an additional bathroom area.

\*Please note some of the images included are computer generated to give an idea of how furniture can be arranged and fit in the space.





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Across the road to the promenade

## FEATURES

- Completely renovated to a high standard
- Excellent location
- Wonderful sea views from main living room
- Across road to beach and promenade
- Two private external areas
- All appliances included
- On main bus route and 12-hour parking nearby
- Excellent alternative to an apartment

## INFORMATION

- Mains water and drains
- Electric underfloor heating
- Triple glazed windows
- 12-hour parking nearby
- Latest Parish rates were £420
- Freehold and Entitled/Licensed

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## LOCATION

What3words: ///submit.flag.electrics

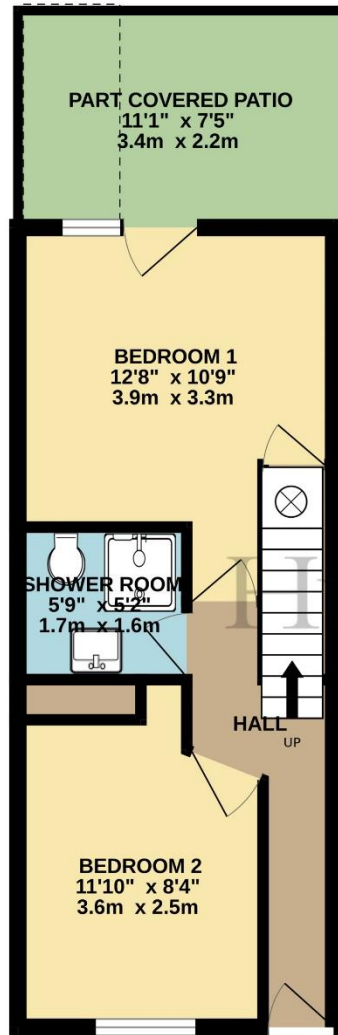


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CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE

GROUND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TWO BED HOUSE

TOTAL FLOOR AREA: 585 sq.ft. (54.4 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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