



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Le Sureau, Grouville
£950,000

Occupying a generous plot in the sought after area of Grouville, this spacious four bedroom home presents an exciting opportunity to acquire a well maintained property with excellent potential to modernise and create a superb long term residence.

The ground floor accommodation comprising four well proportioned bedrooms, including a principal main bedroom suite with a contemporary en-suite shower room, a separate family bathroom, eat in kitchen with adjoining pantry, utility room and internal access to a large double garage.

Stairs lead to the first floor where a superb open plan sitting and dining room enjoys an abundance of natural light and high ceilings and opens directly onto an impressive decked terrace, creating a fantastic space for entertaining or simply enjoying the sun throughout the day. Subject to the necessary permissions, the layout also offers potential for reconfiguration to suit modern family living.

Externally, the property has a driveway parking for three to four cars, side access leading to the rear patio, a heated swimming pool and a low-maintenance artificial lawn, providing an ideal setting for families and outdoor entertaining.

Conveniently positioned within easy reach of Gorey Village, the Royal Jersey Golf Club, beautiful east coast beaches, the local primary school and Co-op supermarket, the property also enjoys straightforward access to town and many of the Island's leading schools.

INFORMATION

Mains water and drains

Electric dimplex heating

Double glazing

Double garage

Driveway parking for 3/4 cars

Parish Rates approx. £700 pa

Freehold and Entitled/Licensed

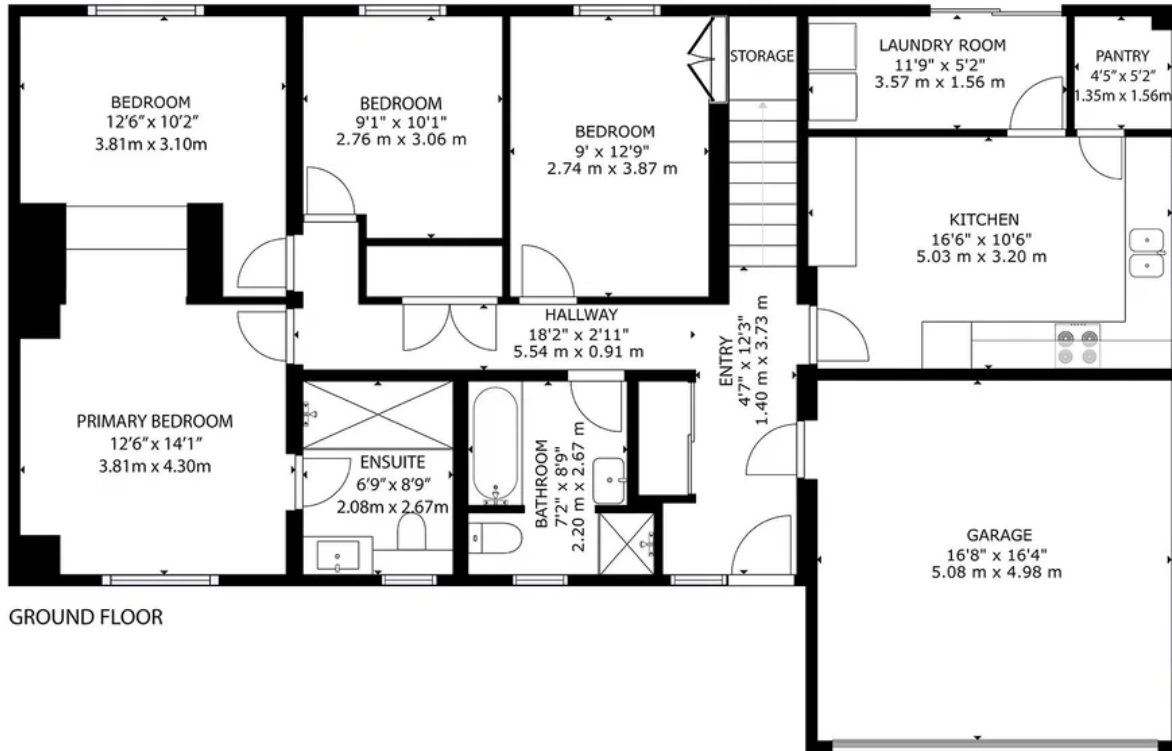




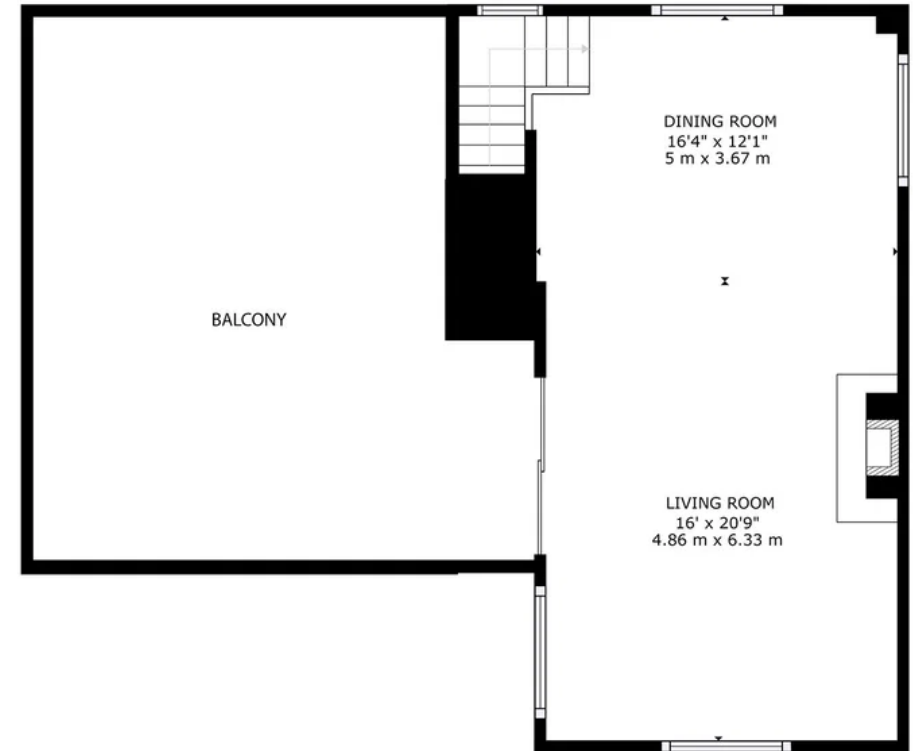








GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1002 sq. ft, 93.0 m², FIRST FLOOR: 529 sq. ft, 49.1 m²
 TOTAL: 1531 sq. ft, 142.2 m², 19.1 m²

EXCLUDED AREAS: GARAGE: 206 sq. ft, 19.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

Hunt Estates

CHRISTIE'S

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to the accuracy of any information contained herein; interested parties should conduct their own investigations and seek independent advice. No tests have been carried out on any fixtures, fittings, services, or appliances. Measurements are approximate, and photographs are for guidance only. All viewings must be arranged through Hunt Estates.