

Hunt Estates | CHRISTIE'S INTERNATIONAL REAL ESTATE

Rocher Du Sud, 8 Rosedale Avenue
St Lawrence, Jersey

This five bedroom, two bathroom semi-detached house is tucked away within a small private close, just 150m from the sea front mid-way between Bel Royal and Beaumont. The sandy beach and promenade lie within a three minute walk, with safe access via the child-friendly controlled crossing point. From the Close there is direct access to the footpaths leading to La Providence, Sandybrook and the Perquage path, providing a main-road free route to the Busy Bees Nursery, Beaumont Co-op and the Goose on the Green pub. The frequent bus services (9, 12, 12A, 14, 15, 22) stop just a three minute walk away, offering outstanding connectivity to the Airport, St Helier and the western parishes. The bars, restaurants and cafes of St Aubin's harbour front, are a leisurely 25 minute walk away, whilst beyond Sandybrook awaits a network of inland cycle paths and peaceful walking routes just waiting to be explored.

The property has been upgraded by the current discerning owners including a brand new kitchen fitted in May 2026 and a newly installed oil fired central heating boiler. To ensure the most comfortable and low running cost living environment, full cavity-wall insulation has been added using carbon-bonded beads with a zero water transfer system. In the loft areas, there are triple layers of loft insulation and all doors and windows have been recently serviced with any necessary seals replaced, to provide a comfortable energy efficient home. The loft is divided into two useful sections, one area being part boarded and the other area providing clean boarded floor storage.

The accommodation comprises: entrance hall, a large "L" shaped open plan living room/diner with south facing garden doors, a superb brand new fitted kitchen that views onto the garden making it ideal for young families and a laundry area with an external door and a cloakroom.

On the first floor there is a house shower room, a house bathroom and five bedrooms, including four double bedrooms and one single bedroom, which could serve as an office when working from home. From the primary bedroom there are partial sea views.

To the front of the house there is a gravel dressed parking area sufficient for three cars plus an integral single garage. A 7kW electric vehicle charging point has been installed. There is a sun-trap, south facing garden enclosed by fencing and laid to level lawn, with borders and shrubs. A newly built area of raised decking seamlessly links the interior of the house with the lawned garden.

The location offers an unusual combination of beach access, countryside, village amenities and easy connections that make it particularly well suited to family life.

INFORMATION

Mains water, mains drains, (no gas)

Oil fired central heating (new boiler in 2026)

Double glazed

Single garage and parking for 4 cars

Parish rates in 2026 are £487

Bel Royal Primary School catchment area
























Amelia


THE WORLD
From little acorns do mighty oaks grow



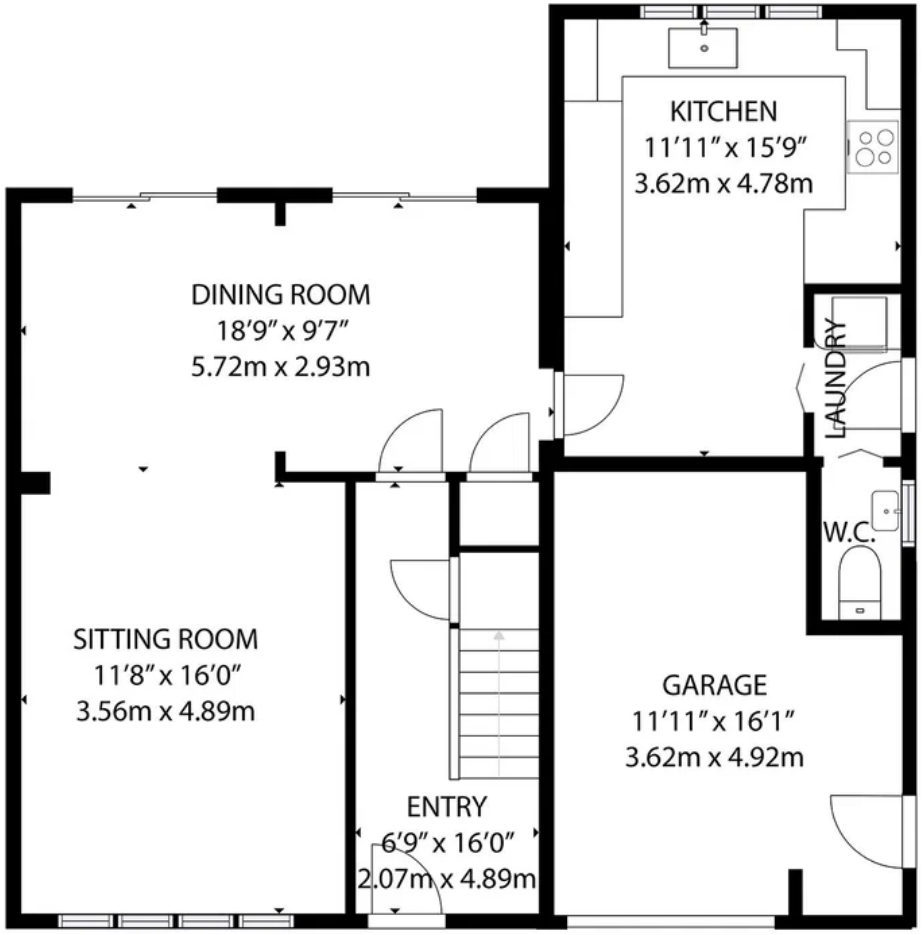




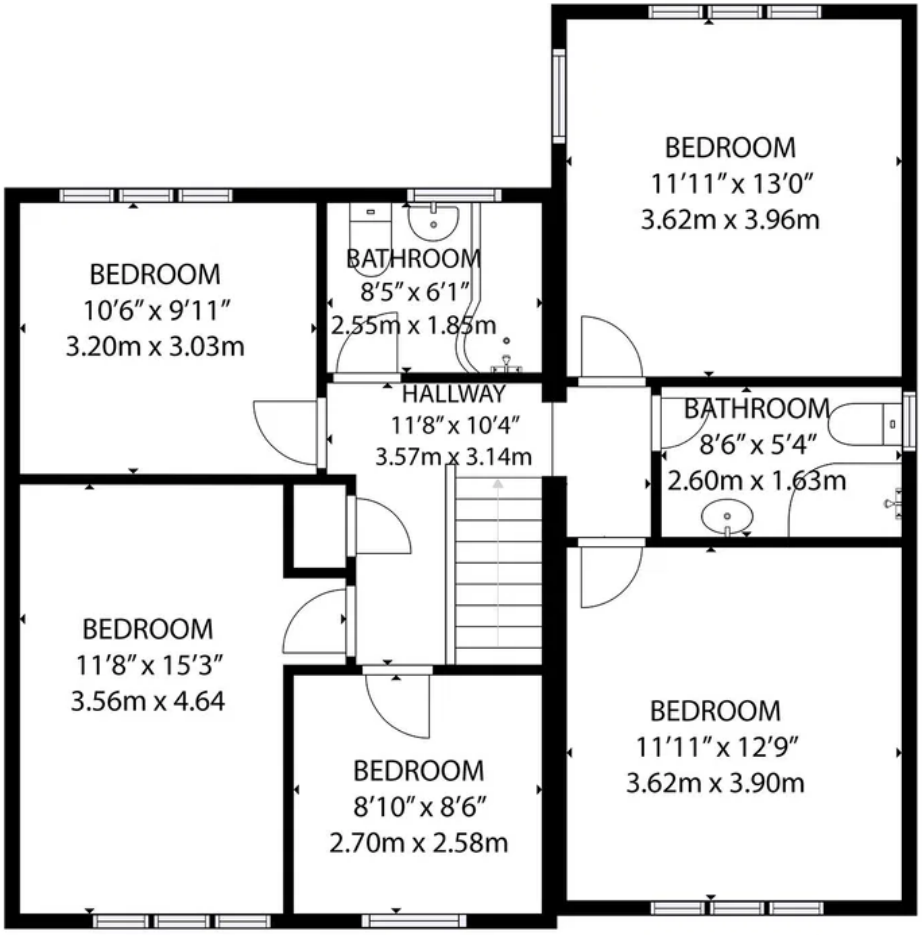








GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 854 sq. ft, 79.3 m2, FIRST FLOOR: 848 sq. ft, 78.7 m2
TOTAL: 1702 sq. ft, 158.1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

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