



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

56 Millenium Court
St Clement, Jersey

Situated within the exclusive Millennium Court coastal development, with private access to the beach, this spacious townhouse extends to almost 1,750 sq ft and offers versatile accommodation arranged over four floors.

The ground floor comprises a double garage, utility room, cloakroom and a useful office, which could also be used as a fourth bedroom if required. The ground floor could potentially be converted to create a separate dwelling, making it an attractive option for multi-generational living or those looking to generate an income.

The first floor provides a good-sized kitchen/dining room and a separate sitting room with dining area. A large new bay window and glazed roof flood the space with natural light, while French doors open onto a terrace, providing a pleasant area for outdoor dining.

On the second floor are two double bedrooms, one with an en-suite bathroom, together with a family bathroom.

The entire top floor is dedicated to the principal bedroom with en-suite bathroom.

To the rear is an enclosed patio garden, while the development also benefits from visitor parking.

A well-proportioned family home offering flexible accommodation in a desirable coastal location close to shops and bus stop , with the added benefit of direct access to the beach.

INFORMATION

Mains drains and water

Double glazed

Electric Heating

Double garage (tandem) plus visitors

Parish rates for 2025 were £640.14

Flying Freehold and Entitled/Licensed

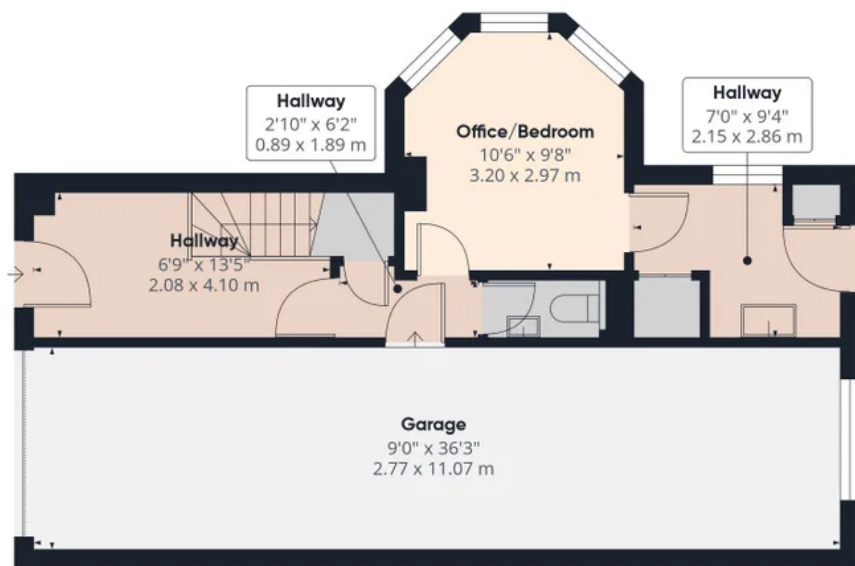




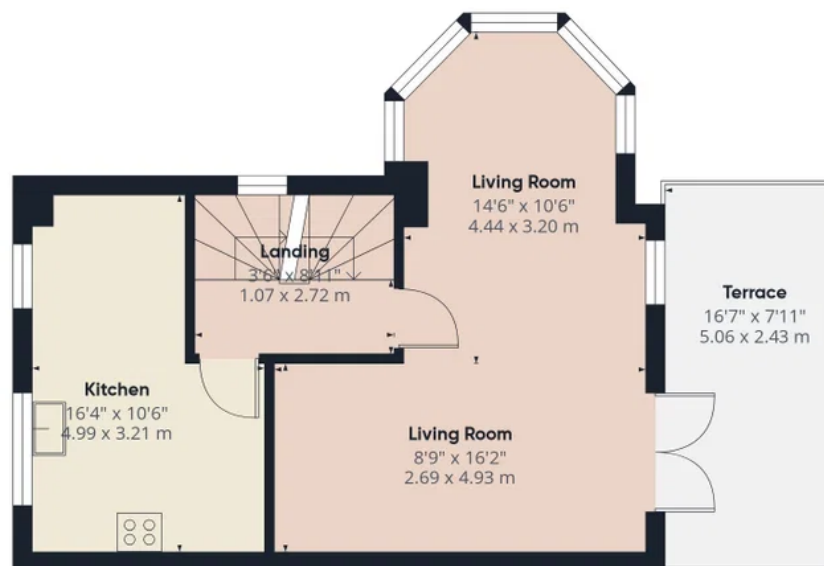




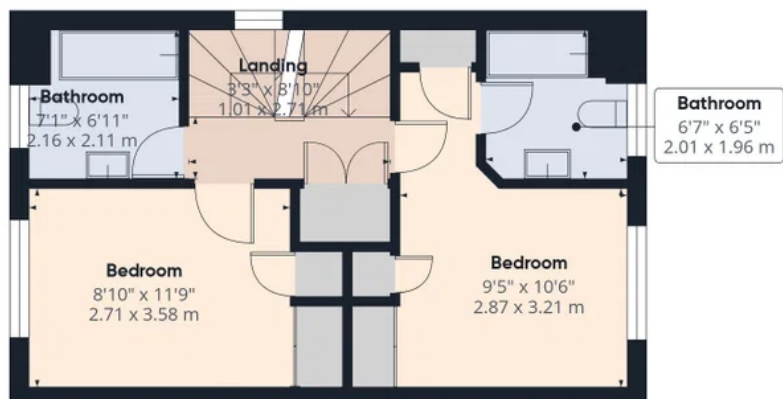




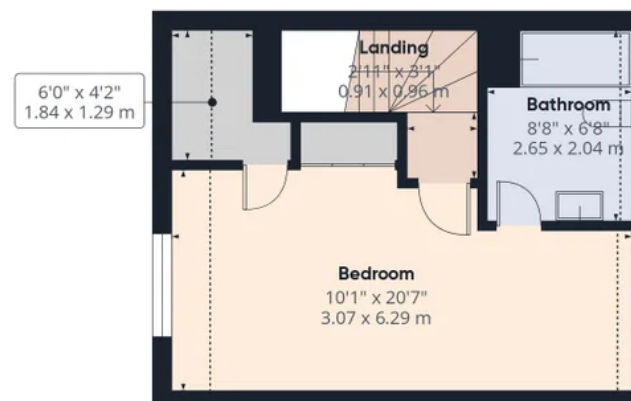
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1756 ft²

163.4 m²

Balconies and terraces

131 ft²

12.2 m²

Reduced headroom

37 ft²

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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