



Clos De La Plage La Rue De La Forge, Grouville
£2,950,000

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Clos De La Plage La Rue De La Forge

Grouville, Jersey

- Detached seafront home
- Direct beach access
- Quiet off road location
- 5 Beds 4 Baths
- Gardens front and rear
- Double garage and ample parking
- Immediate vacant possession
- Please contact Nigel 07797718233
nigel@broadlandsjersey.com



Clos De La Plage La Rue De La Forge

Grouville, Jersey

An extremely spacious detached home located just a stone's throw from the first tee at The Royal Jersey Golf Club and having direct access on to the promenade.

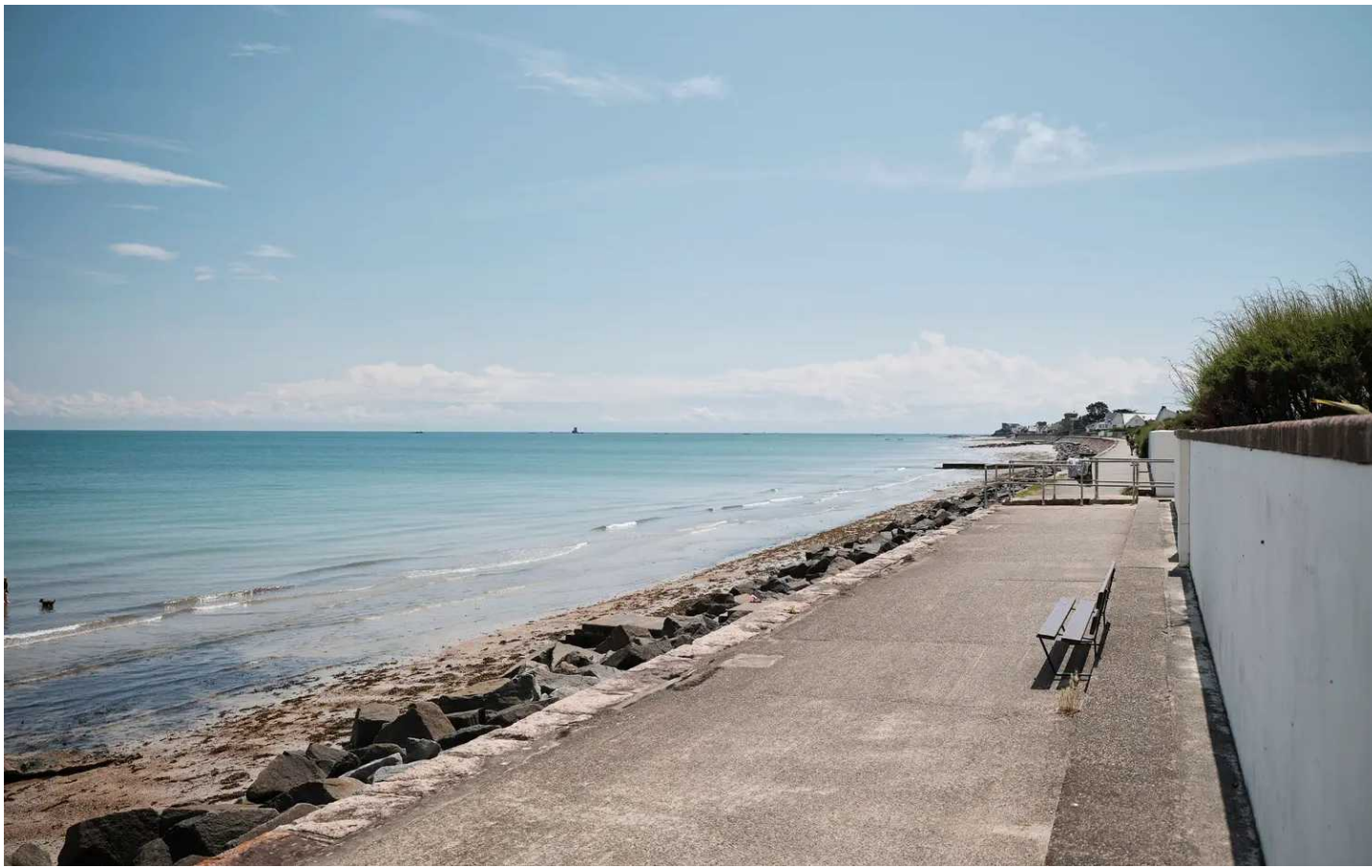
The property is approximately 25 years old and could probably benefit from some minor cosmetics. That said, it is entirely ready to move in.

Rooms are bright and spacious benefitting from plenty of natural light with most rooms taking advantage of the panoramic views from Mont Orgueil Caste to Seymour Tower.

The private access off Old Forge Lane leads to a very large parking area with double garage.

Rarely available on the seafront, viewing is essential.



**Living**

Wide entrance hall, large lounge and dining room with fabulous sea views. Fully fitted kitchen, separate study and downstairs W.C.

Sleeping

5 generous double bedrooms, 3 of which are en suite. Main bedroom has fitted dressing room as well as en suite. 2 of the bedrooms have access on to the balcony.

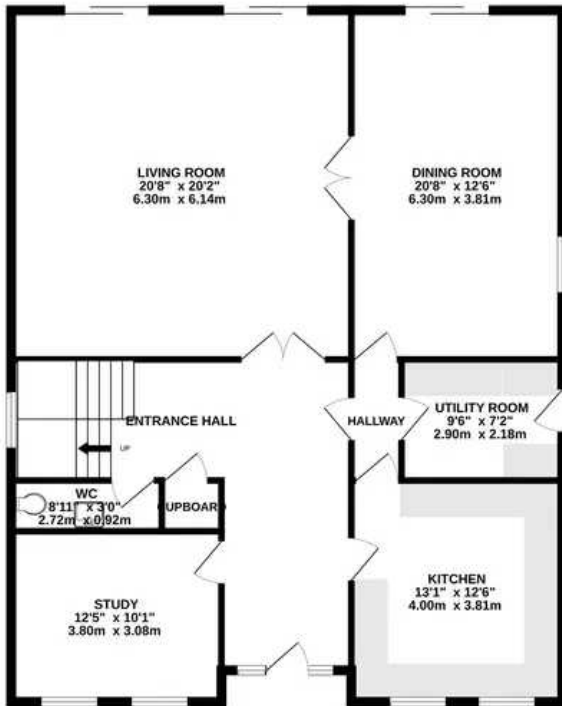
Services

All mains (no gas) Oil fired central heating and full double glazing.

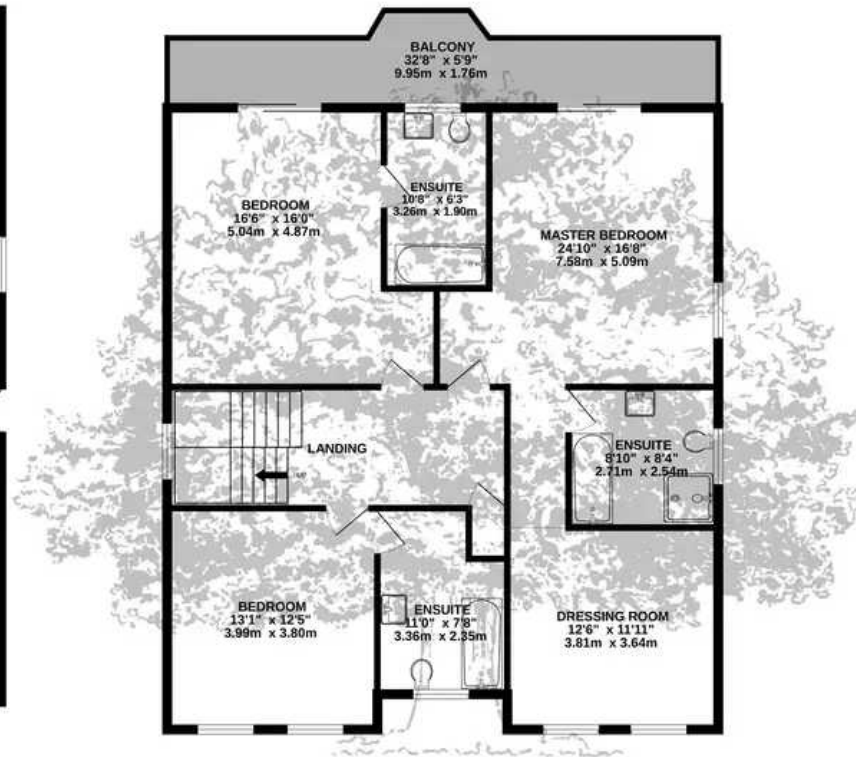




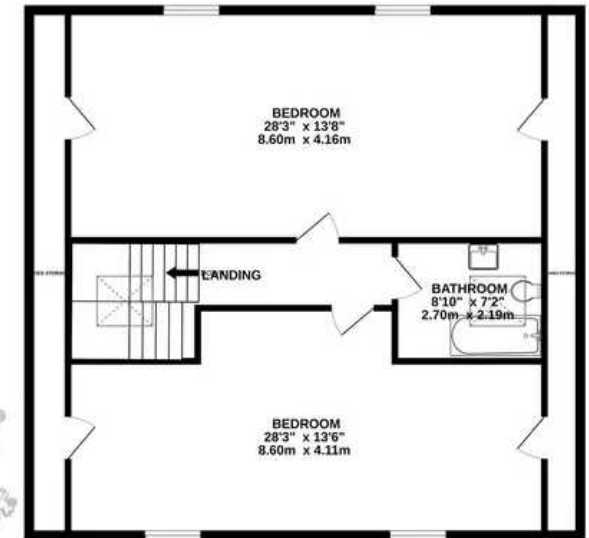
GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



2ND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 3525 sq.ft. (327.4 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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Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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