



**La Saulsee La Grande Route De St. Clement, St. Clement**  
**£1,550,000**

**BROADLANDS**  
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# La Saulsee La Grande Route De St. Clement

St. Clement, Jersey

The location of this property is highly convenient, with easy access to St Helier and its amenities, including schools, shops, restaurants, and leisure facilities. Whether it's a stroll along the beach or a visit to a nearby park, this home offers a myriad of recreational options.

- 3 reception rooms, providing ample space for entertaining and relaxation
- Detached 4-bedroom home with large garden and an integral one-bedroom unit
- Features a west-facing terrace, perfect for enjoying stunning sunsets
- Located in close proximity to St Helier, offering utmost convenience for amenities and services
- Offers versatile living arrangements with the option to use the one-bedroom unit as a guest suite, home office, or additional living space
- Integral single garage and additional parking
- [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)



# La Saulsee La Grande Route De St. Clement

St. Clement, Jersey

A large, detached 4 bedroom home located in a sought-after area close to St Helier, offering an ideal combination of spacious living and convenience.

With beautiful gardens, this property is an excellent next step on the property ladder. Upon entering, you are greeted by a spacious hallway that leads to generous reception rooms, perfect for entertaining guests or enjoying quality family time.

The property boasts a fantastic west-facing terrace, providing westerly views of the surrounding landscape and offering an ideal space for relaxation and alfresco dining. Perfect for enjoying beautiful sunsets and summer evenings.

In addition to the main house, there is an integral one-bedroom unit, offering flexibility and potential for various uses such as a guest suite, office, or even as a source of rental income.





### **Living**

A Large fully equipped kitchen/diner also has a seating area. there is also a large living room with a functioning fireplace and access to an excellent sunroom which has access to the west facing terrace.

### **Sleeping**

There are four double bedrooms in the main house. The main bedroom has an en-suite and access to a sun terrace. There is also a second bathroom on the first floor and a shower room off the utility room.

### **Separate Unit**

Accessed from the lower level the house has an excellent, open plan living, one-bedroom apartment. Perfect as a rental or for family and friends.

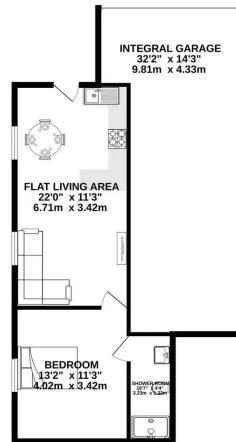
### **Services**

Oil fired central heating. Main drains and water. Fully double glazed.

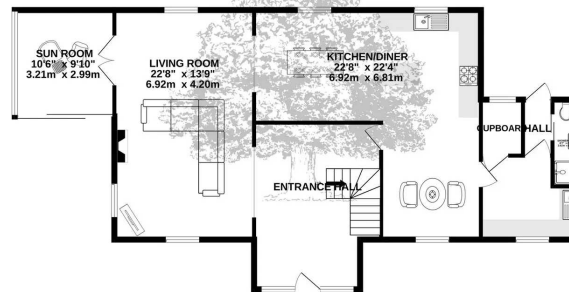




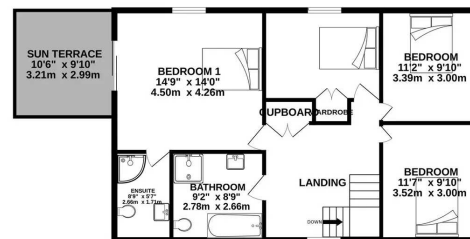
BASEMENT  
825 sq.ft. (76.7 sq.m.) approx.



GROUND FLOOR  
1108 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2754 sq.ft. (255.8 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

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