



The Assembly Rooms, Le Boulevard, St. Aubin

£4,650,000

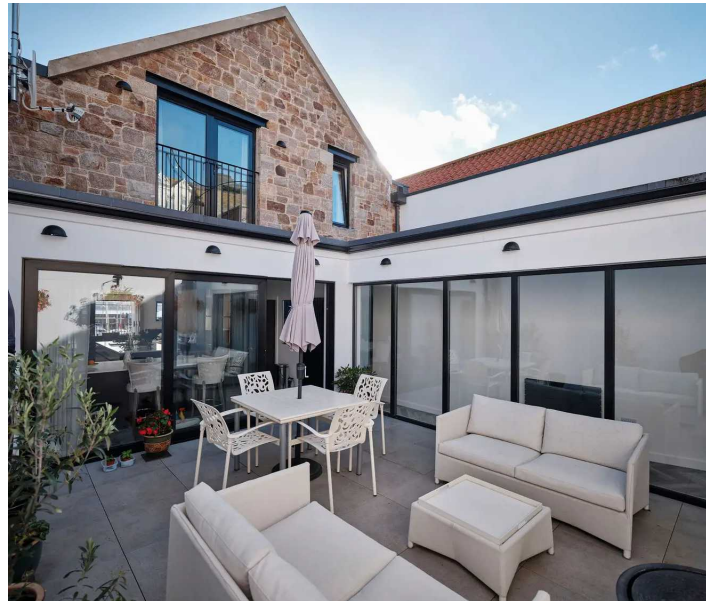
BROADLANDS

FINDING YOU A HOME SINCE 1972

The Assembly Rooms, Le Boulevard, St Aubins

St. Brelade, Jersey

- Brand new harbour front home
- Heart of St Aubin Village
- 3/4 Bedroom suites
- Bespoke kitchen diner
- Sunny inner courtyard
- Utility, gym and wine store
- Garaging for 6+ cars
- The finest available
- Joint sole agents
- Please contact Nigel on 07797 718233 or nigel@broadlandsjersey.com



The Assembly Rooms, Le Boulevard, St Aubins

St. Brelade, Jersey

An absolute one off bespoke home. Built on the site of the former assembly rooms when St Aubin was the island's busiest port, this is a house like no other.

The ground floor is a huge garage with turntable giving plenty of space for the car enthusiast. At the rear of the garage is a gymnasium with it's own en suite cloakroom plus a fully fitted wine store. The spacious entry hall features a lift to take you to all floors.

At first floor level is a huge open plan living area with an inner courtyard. All has been designed to soak up the beautiful harbour views from anywhere in the kitchen, lounge or inner courtyard areas. In all there are 4 bedrooms, 3 of which are en suite including a generous main suite and walk in wardrobe.

Located in the heart of St Aubin Village, nothing is too far away. Restaurants, bars, yacht club, a great bus service and less than 10 minutes from the airport.

Whether it is the finest bachelor pad you are looking for or just a beautiful home, this has it all.

Book your appointment to view by calling Nigel on 07797 718233





Living

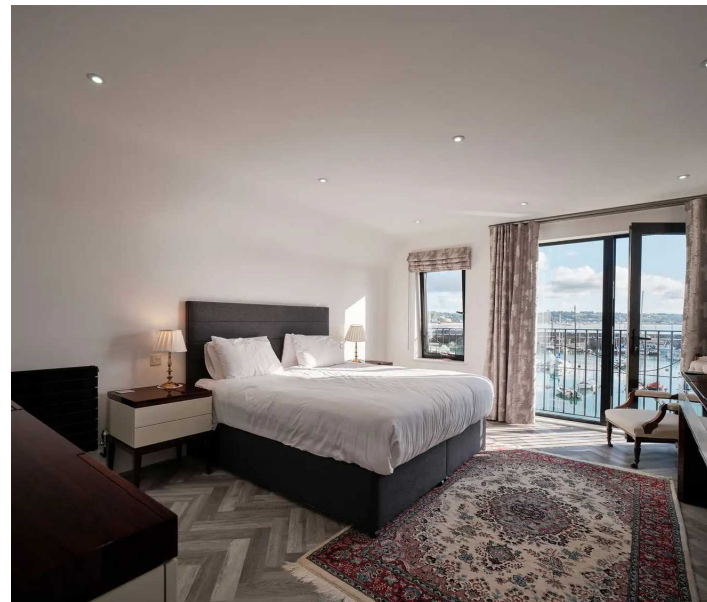
Wide entrance hall with floating style staircase to first floor. Open plan lounge diner designed to maximise the view. Quality fitted kitchen and lounge furniture by local craftsmen (Artizen) and featuring Sub Zero fridge, Wolf oven and Bora hob with Teppanyake griddle. Sliding windows overlooking the harbour. As well as having a cloakroom on the first floor there is also a utility room. To the rear of the garage is a gymnasium with it's own W.C. Adjacent is a bike store and also a fully fitted wine room. Lift access to all levels

Sleeping

Fabulous main suite with views, separate walk in wardrobe. Further study/bedroom on same level as main suite. Note there is space to create an en suite with this room as it was in the original plans. At first floor level are 2 well proportioned bedroom suites both with access on to an outside area.

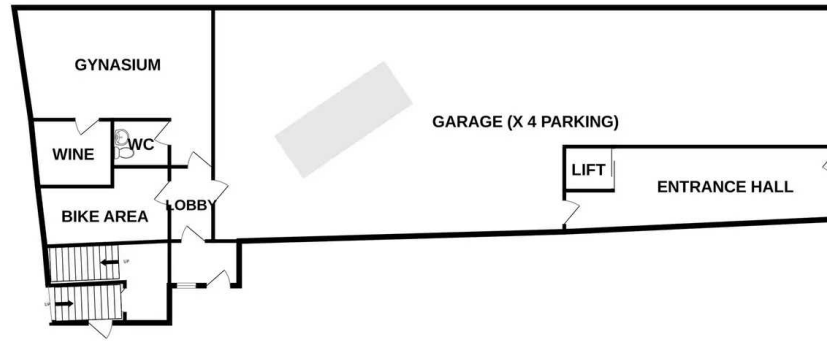
Services

All mains (no gas) Electric boiler which is supplemented by solar panels. Very energy efficient with any excess power going back in to grid and credited. Conventional radiators throughout with underfloor in bathrooms.

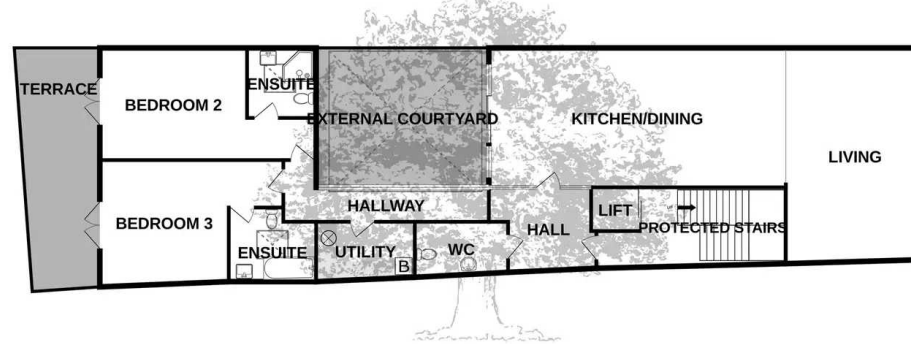




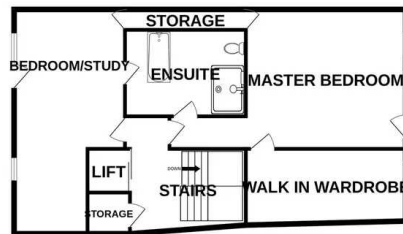
GROUND FLOOR
2196 sq.ft. (204.1 sq.m.) approx.



1ST FLOOR
1808 sq.ft. (168.0 sq.m.) approx.



2ND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 4965 sq.ft. (461.2 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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