



**8 Rocque Bay La Grande Route De La Cote, St. Clement**  
**£1,200,000**

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



## 8 Rocque Bay, La Grande Route De La Cote, St Clement, Jersey

- Luxury two bedroom apartment on the first floor
- Two stunning bedroom suites with sea views, both ensuite with walk in wardrobes
- Highest quality fixtures and fittings throughout
- Huge 13m entertaining al fresco balcony overlooking the beach
- Two covered and secure parking spaces plus visitor spaces
- High spec kitchen with Miele appliances and walk in pantry!
- Separate utility room
- Separate guest WC
- Lift to all floors
- Luxury living at its finest
- Please contact Charlie Smith on [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com) / 07700 348421
- Sole agent



## 8 Rocque Bay La Grande Route De La Cote

St. Clement, Jersey

We are pleased to be able to offer you 8 Rocque Bay, situated on the 1st floor with lift access. The apartment consists of spacious entrance hall with generous cupboard spaces and guest WC. An open plan livingroom diner with modern kitchen consisting a full range of Miele appliances, huge kitchen island and dreamy walk in pantry. There is a separate utility room with work top and sink. There are not one but two bedroom suites, both ensuite with walk in wardrobes, sea views and balcony access, although it must be acknowledged the premiere bedroom ensuite is beautifully spacious with double sinks and a huge walk in shower!

Offered with two private secure parking spaces and visitor parking. This property is offered with no onward chain, and with private access to the beach, what more could you need?







### **Living**

Spacious, welcoming entrance hall with guest WC. Open plan generous living room dining and kitchen all encompassing of that wonderful sea view. Fully fitted kitchen in as-new condition with fantastic huge kitchen island to center your living around and a walk in pantry of dreams, well appointed with Miele appliances throughout and extras such as wine fridge, coffee machine, double fan ovens and counter integrated extractor fan. There is a separate utility room with built in worktop and sink.

### **Sleeping**

Not one but two wonderful bedroom suites! The premiere bedroom suite features a huge ensuite with double sinks and large walk-in shower, a 'walk in' wardrobe, space for a superking bed if you wish and a sea view to wake up to! The second bedroom is also ensuite with 'walk-in' wardrobe, a generous size bedroom with stunning sea views. Both bedrooms feature carpeted floors, recessed lighting, and bespoke fitted blackout curtains.

### **Outdoors**

Huge entertaining al fresco balcony that runs the full length of the apartment, across the main living space and both bedrooms, offering full sea views of the huge tidal range and beach. Two undercover and secure parking spaces with additional visitors spaces.

### **Services**

Service charges are £330 per month. Includes a healthy sinking fund, communal electric, cleaning and gardening, lift servicing, exterior maintenance and building insurance. Fully double glazed throughout. All mains services, excluding gas. Heating is electric underfloor throughout with independent room controls. Unfortunately House Rules at Rocque Bay do not permit pets.

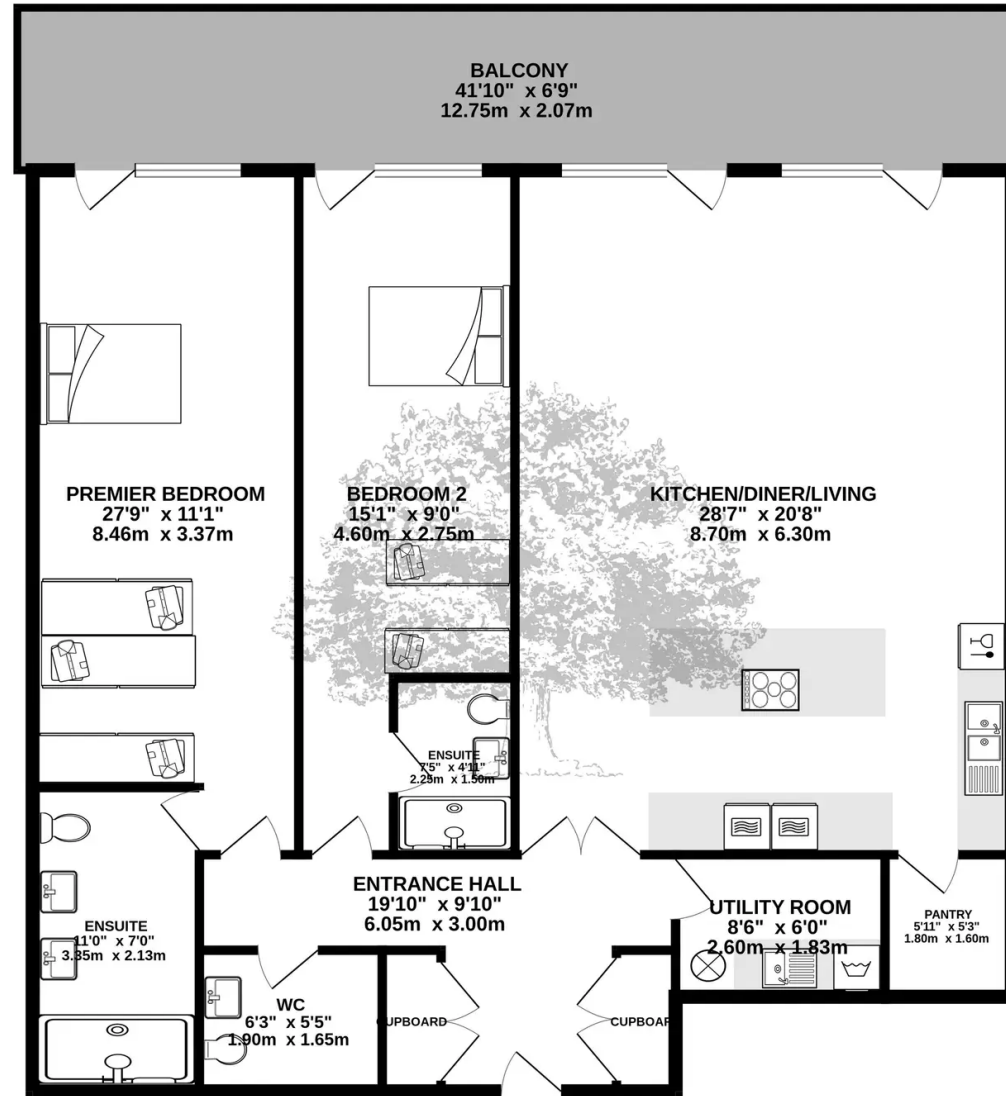








GROUND FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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.  
Made with Metropix ©2024





FINDING YOU A HOME  
SINCE 1972  
B

## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

# BROADLANDS

FINDING YOU A HOME SINCE 1972