



**70 Clos Des Sables Route De Orange, St. Brelade**  
**£1,495,000**

**BROADLANDS**  
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# 70 Clos Des Sables Route De Orange

St. Brelade, Jersey

Situated in the heart of St Brelades, you have the ease of being able to walk to beaches, shops, pubs and restaurants. The railway walk is a short stroll away and the property sits on one of the most regular bus routes on the island.

- Brand new 4 double bedroom bungalow
- Excellent principle bedroom occupying the entire first floor
- Perfect downsize or next step on the property market
- Highly convenient location
- Close to shops, bus route, pub, and beaches
- Superb eat in kitchen and large living space
- Front and rear gardens
- Large double garage
- Please contact Harry on [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com) or 07797 751557



## 70 Clos Des Sables Route De Orange

St. Brelade, Jersey

This brand-new 4 double bedroom bungalow, ideal for those seeking a bright and airy modern home. The property has a superb eat-in kitchen, perfect for entertaining, and a spacious living area providing ample room for relaxation. With 4 double bedrooms, including an excellent main bedroom, there is space for everyone.

Conveniently situated in a highly sought-after location, this bungalow offers easy access to local amenities including shops, bus routes, a pub, and stunning beaches just a stone's throw away. Additionally, the property features front and rear gardens, providing an excellent space to unwind.

With a large double garage, adding convenience and valuable storage space. The property is ideal for those looking to downsize without compromising on quality or seeking the next step on the property ladder, this bungalow is a perfect example of quality design and convenience.





### **Living**

With a large eat-in kitchen, dining area and living room the home has a fantastic flow to its living space. All new and with doors to the front and rear gardens, it is a fantastic place to spend your time.

### **Sleeping**

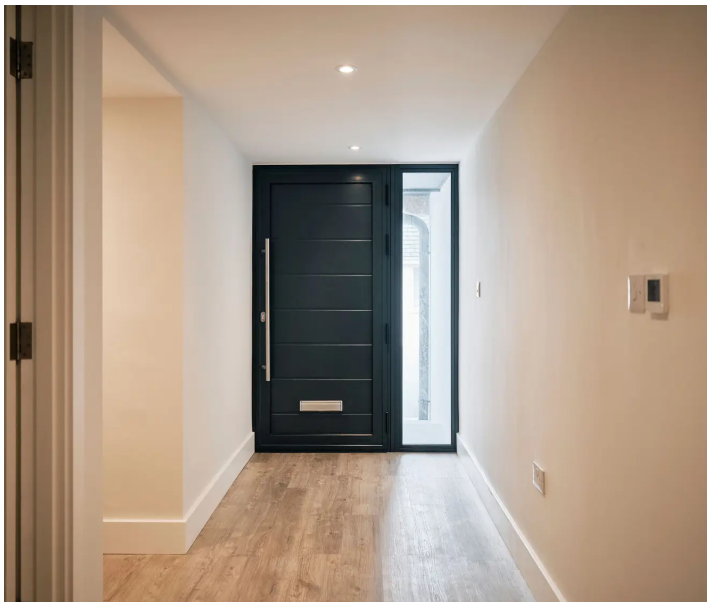
With 4 double bedrooms and 2 bathrooms. Including a main bedroom suite across the entire top floor the sleeping arrangements can be flexible with plenty of space for everyone.

### **Outside**

Front garden laid to lawn and rear patio garden. Both accessed via sliding doors from the living space. Large integral double garage.

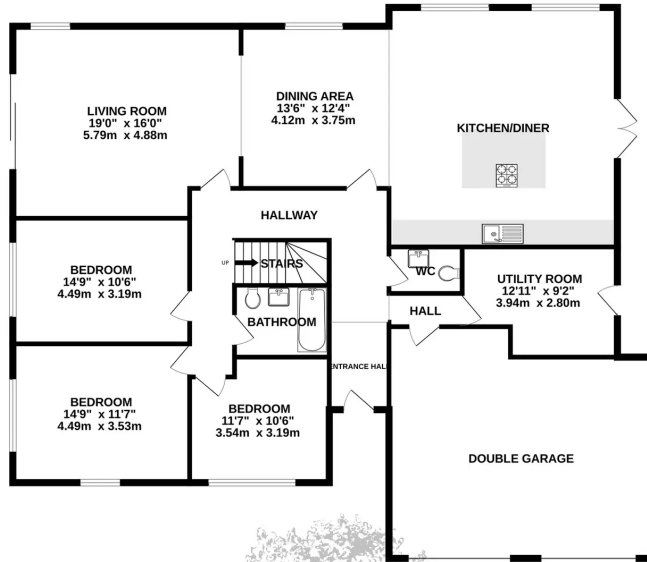
### **Services**

Electric boiler, Underfloor heating throughout. Phase 3, fibre to house. Mains drains. Mains water

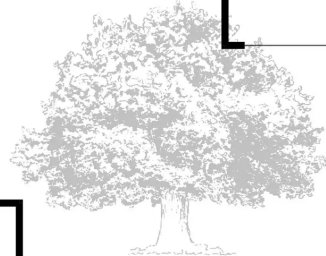
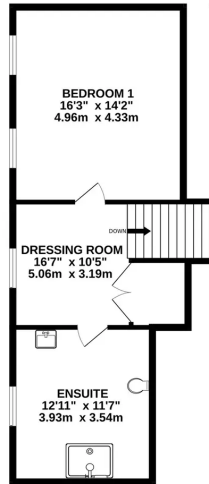




GROUND FLOOR  
2086 sq.ft. (193.8 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.2 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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## Broadlands

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