



**3 Prospect Place La Greve D'Azette, St. Clement**  
**£624,500**

**BROADLANDS**

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# 3 Prospect Place La Greve D'Azette

St. Clement, Jersey

Travelling east along La Greve d'Azette coast road, Prospect Place is on the RHS just before Millards Corner & the slipway.

- Renovated seaside cottage at St Clement
- Two bedrooms, one bathroom
- Separate detached office
- Sea views from 1st floor bedrooms
- Shared private access directly onto the beach
- Quality finish throughout
- Bosch appliances
- Walking distance of St Helier & shops
- Outside seating area
- Parking for one vehicle
- Great bus route
- Available with immediate vacant possession
- No onward chain
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



### 3 Prospect Place La Greve D'Azette

St. Clement, Jersey

Ready to move into two bedroom seaside cottage at Greve d'Azette. Accommodation briefly comprises; bright cozy lounge with mood lighting & storage cupboards, separate fully fitted eat-in kitchen with underfloor heating, two good size bedrooms with sea views on the first floor plus a fully tiled house bathroom with underfloor heating. Externally the property has a separate office / gym / storage room (fully insulated, with power & heating). There is a small seating area beside the front door & parking for one vehicle.

Perfectly positioned within close proximity to St Clements Golf Club, schools, local supermarkets, shops & amenities. St Helier town centre is a short walk or a few minutes on the great bus route. To arrange a viewing of this unique property contact Broadlands the vendors agent today.





### **Living**

Bright lounge plus top spec separate eat-in kitchen with underfloor heating.

### **Sleeping**

Two bedrooms both with panoramic sea views across St Clements bay. House bathroom with underfloor heating.

### **External Office**

Good size separate office / gym / media room or storage. Fully insulated & heated with skylight, power & lighting plus own fuse box.

### **Outside**

Seating area. Designated parking for one vehicle.

### **Services**

All mains (exc gas). Fully double glazed. Electric heating. Underfloor heating to kitchen & bathroom

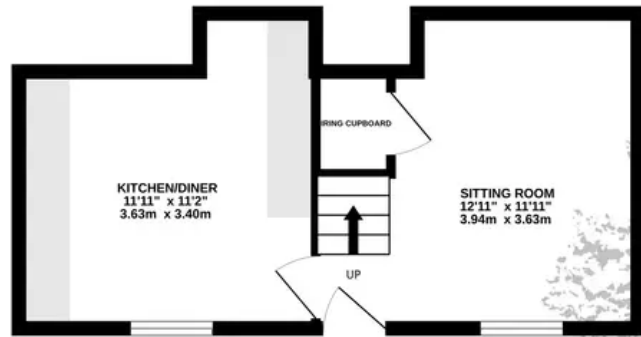
### **Education**

Catchment: Samares / Le Rocquier

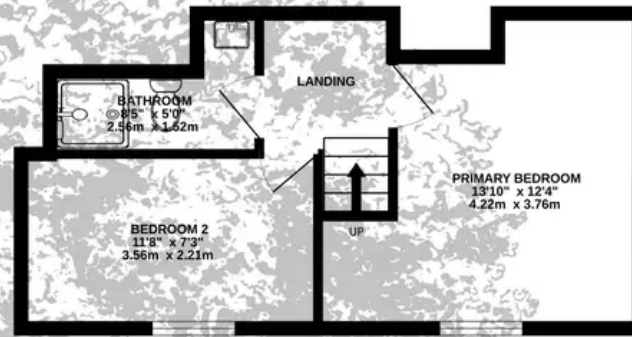




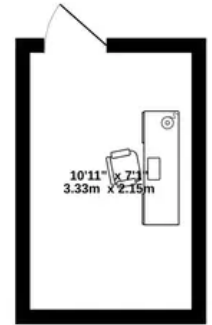
GROUND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



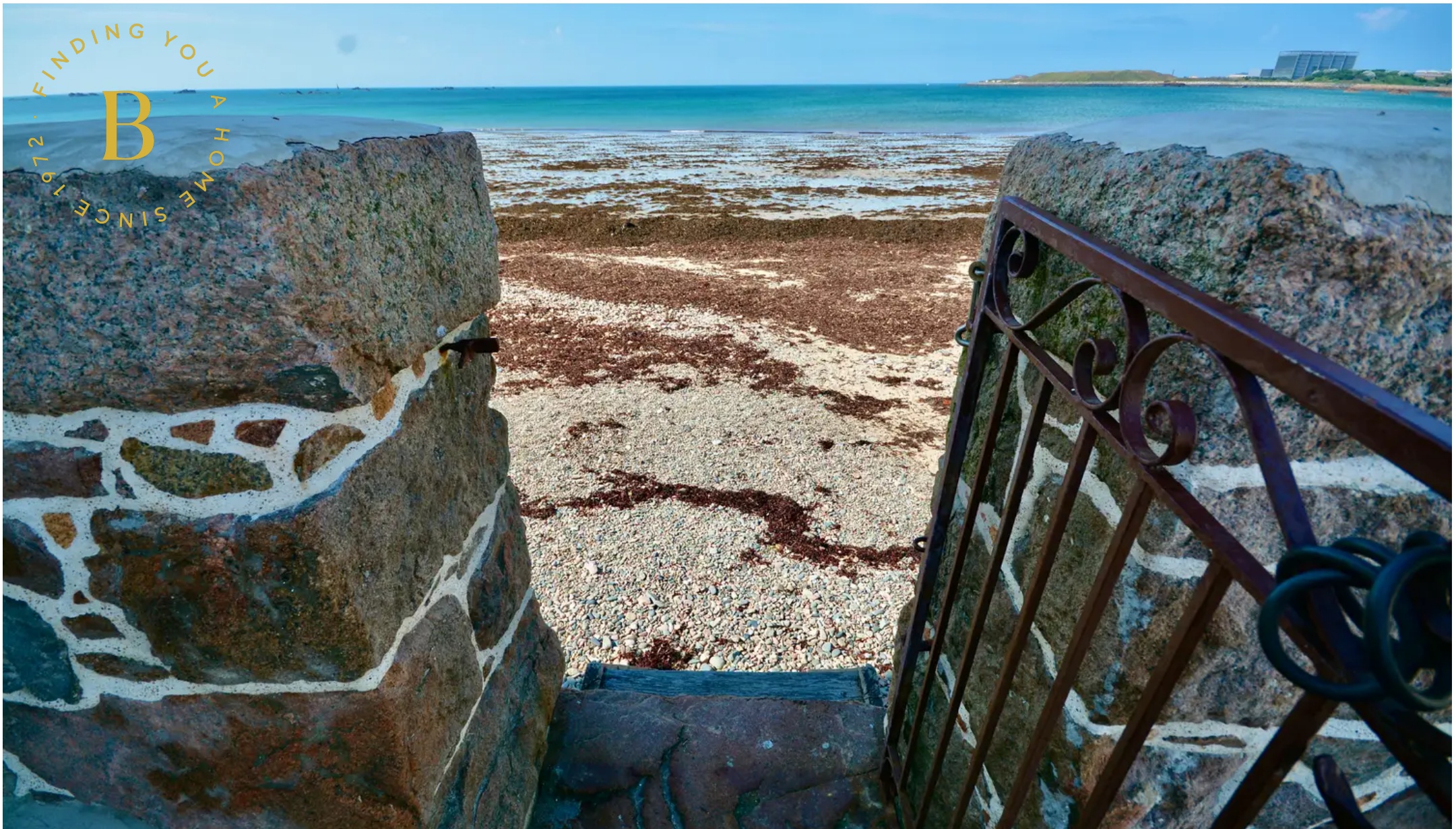
OFFICE  
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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