



6 Royal Sands, La Rue A Don, Grouville
£745,000

BROADLANDS
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6 Royal Sands, La Rue A Don

Grouville, Jersey

Heading through Gorey Village on the coast road towards Gorey Harbour. The property is on the RHS just after the car park opposite the common.

- Situated on Gorey coastline
- 2 bedroom 2 bathroom penthouse apartment
- Stunning coastal views
- Great size balcony
- 2 parking and ample visitor parking
- Short stroll to Gorey village
- Direct beach access
- Sole agent
- Please call Doug on 07700702585 or doug@broadlandsjersey.com



6 Royal Sands, La Rue A Don

Grouville, Jersey

A rare opportunity to purchase a 2 bedroom 2 bathroom penthouse apartment on Gorey coastline. With stunning panoramic sea views. With direct access to the beach and a short stroll to Gorey Village and Harbour.

The property comprises of 2 double bedrooms, 2 bathrooms (1 en-suite), a separate kitchen, utility room, lounge/diner with patio doors opening onto a great size balcony. With 2 undercover designated parking spaces, it's an ideal low maintenance property for those who like the east of the island.

Close by you have plenty of amenities such as restaurants, bars, shops, and cafes. With a regular bus route and direct access to the beach, this property is well worth viewing. On the second floor with lift access and one of only 6 apartments in the block.





Living areas

Generous lounge/diner with doors opening on to the balcony. Kitchen which has a full range of integrated appliances. Utility room.

Sleeping areas

Large main bedroom with full range of fitted bedroom furniture and an en-suite with coastal views. The second bedroom is a generous double room. House bathroom.

Direct beach access.

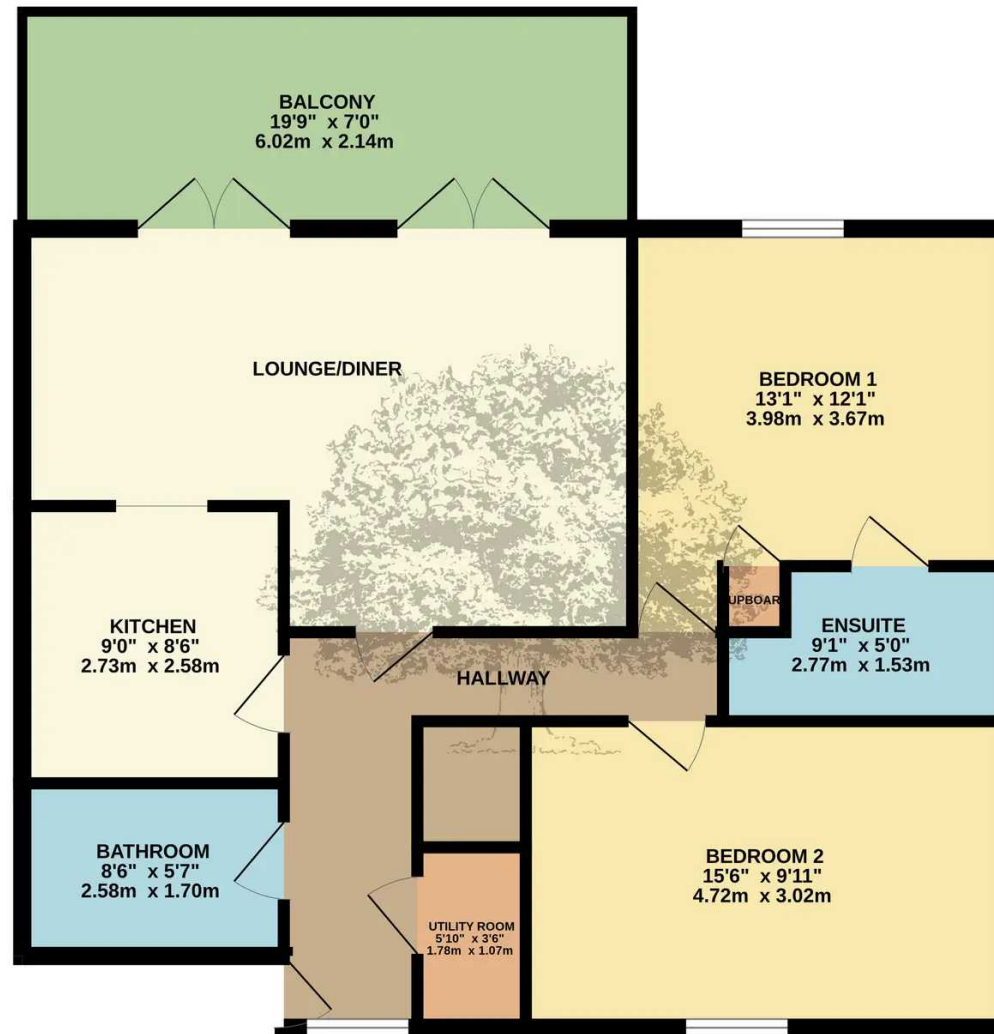
Services

All main services. Service charges £220 pcm. Managing agents is Morganfinch Management Services.





SECOND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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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