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SINCE 1972
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Airlie, Le Mont Gras D'Eau, St. Brelade
£2,800,000

BROADLANDS
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Airlie, Le Mont Gras D'Eau

St. Brelade, Jersey

- Fantastic modern bungalow with sea views
- 3 Double bedroom suites
- Fully rebuilt to a high standard
- Superb living spaces all making use of the view
- Large south facing terrace perfect for entertaining
- Excellent location close to all major amenities
- Underfloor heating, air source heat pump and air filtration
- Garage and parking for up to 6 cars
- Sole agent
- Call Harry Trower on 07797751557 or harry@broadlandsjersey.com



Airlie, Le Mont Gras D'Eau

St. Brelade, Jersey

Situated in a highly sought after location with excellent sea views, this modern 3-bedroom bungalow offers an excellent lock up and leave or downsize. The property has been fully rebuilt to an exceptional standard, boasting 3 double bedroom suites, superb living spaces designed to maximise the outlook, and upscale features such as underfloor heating, air source heat pump, and air filtration system. The large south-facing terrace provides the ideal setting for hosting gatherings or relaxing while taking in the breathtaking vistas.

Outside, the property has a spacious terrace accessible from all major rooms, offering a seamless indoor-outdoor lifestyle and showcasing magnificent views of St Brelades Bay. Additionally, a single garage, currently used as a workshop, and parking for up to 6 cars at the rear of the property ensure plenty of space for visitors. Experience the perfect blend of sophistication, comfort, and natural beauty in this exceptional bungalow, conveniently located near major amenities, making it an excellent option for those looking for low maintenance living.





Living

Designed to make use of the excellent view the living space comprises of a large, fully equipped, kitchen diner that seamlessly moves into the living space. With access out to the terrace and large picture windows so every aspect shows off the view. Load of room for entertaining and relaxing.

Sleeping

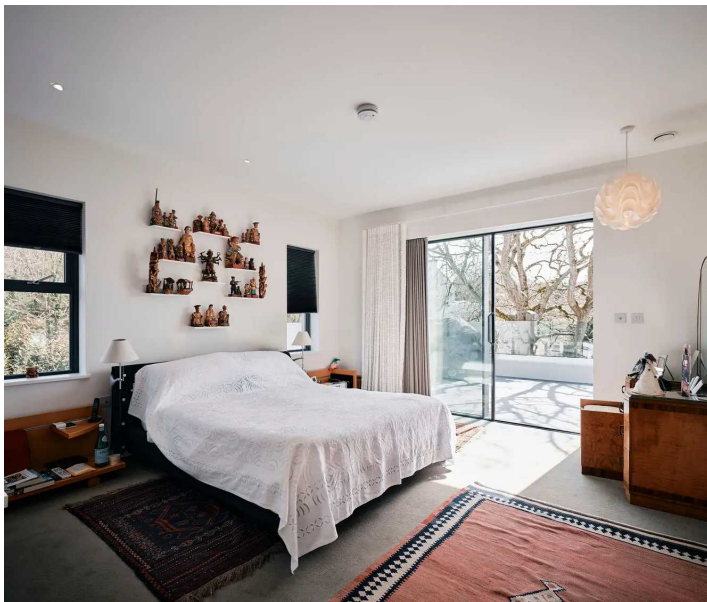
There are 3 large double bedroom suites. The bedroom at the rear of the property has all the utilities to create a large studio apartment. The main bedroom has direct access to the terrace and enjoys the excellent views. The third bedroom is currently used as a study.

Outside

With a good sized, sunny south facing terrace that enjoys views over St Brelades bay. Large enough for a dining table and chairs it is the perfect space to relax and watch the world go by. To the rear of the property there is an outside kitchen that is completely covered complete with smoker, sink and storage. There is parking for 5/6 cars, a single garage, large shed, covered lean to and full height cellar under the property that holds all the services.

Services

Fully rebuilt in 2017 the property has all modern services that include: All mains. High quality insulation throughout. All electric provided by an air source heat pump. Underfloor heating throughout. Fully double glazed. All rooms are equipped with a HVAC system.



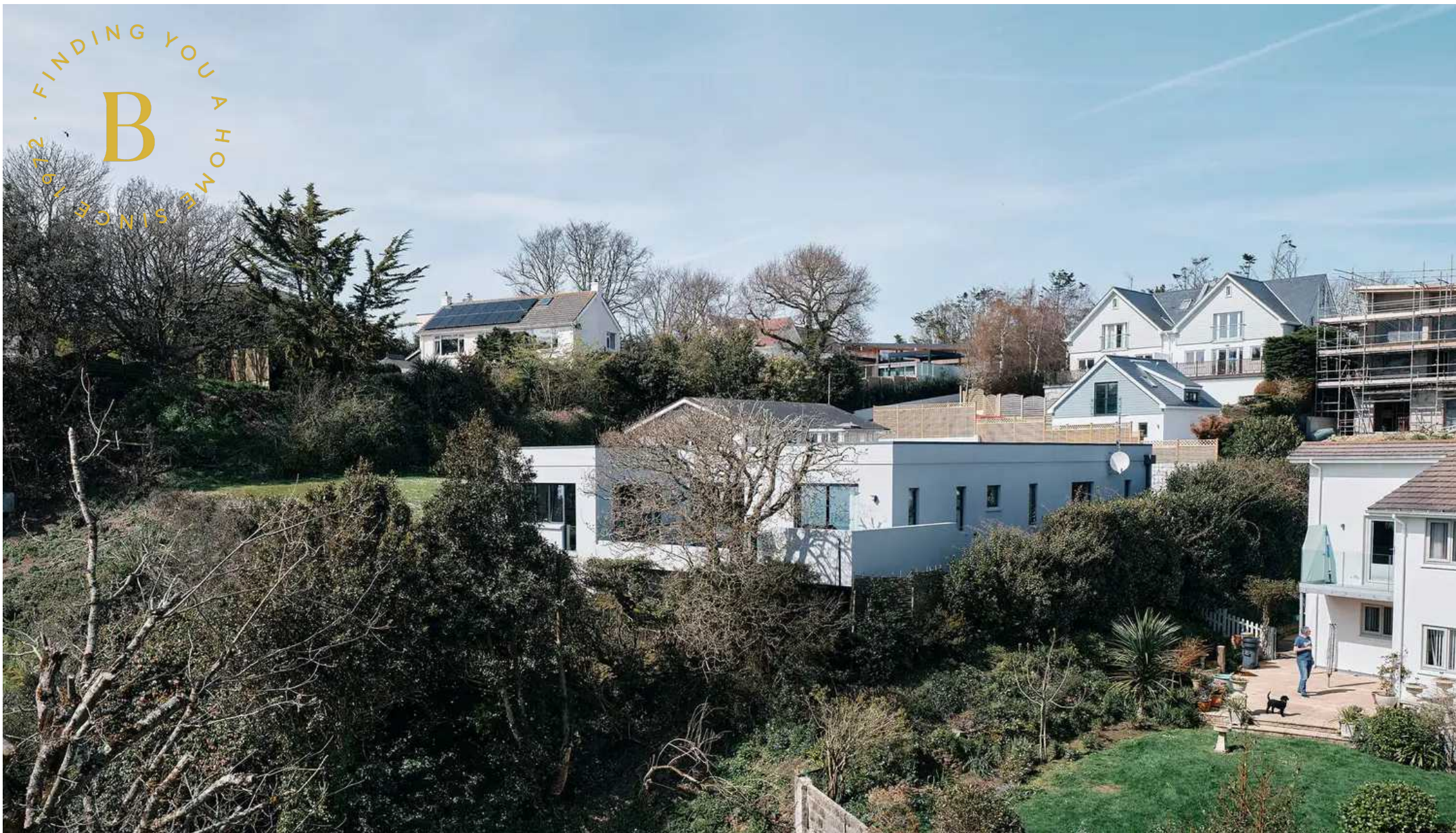


GROUND FLOOR
2166 sq.ft. (201.3 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.3 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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