



Waters Edge, Pontac Common, St. Clement

Guide Price **£2,375,000**

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Waters Edge, Pontac Common

Spectacular vista whatever the weather

- Picturesque three bed home with direct beach access
- Large open plan sea facing reception rooms
- Spacious kitchen
- Eighteen foot orangery
- Spectacular sea views and glorious sunsets
- Large plot
- Potential for expansion
- Sea facing balconies from all three bedrooms
- Gardens front and rear
- Garage and lots of parking
- Regular bus route
- Next door also available for sale
- WhatsApp Don on 07829 917172 /
don@broadlandsjersey.com or Andrew on 07797 814422 /
andrew@broadlandsjersey.com



Waters Edge, Pontac Common

Spectacular vista whatever the weather

Houses in locations like this don't come up very often!

A comfortable three bed, two bath beach house situated on a private lane well away from passing traffic with direct beach access. Flooded with natural light from a southerly aspect, the sweeping views are especially spectacular at high tide.

As soon as you walk in through the front door the panoramic views are apparent. The accommodation of two floors comprises; open plan living room, dining room, sunroom - with picture windows out to sea - spacious kitchen, eighteen foot orangery, downstairs cloakroom, three double bedrooms, bathroom and en suite cloakroom

A large garden to the front is mostly laid to lawn bordered by a selection of trees and shrubs. On the sea side a second garden leads down to the promenade where you can add your own set of steps directly down onto the south facing beach.

The property comes with a double garage and three parking spaces to the front. Additional parking is available on the house driveway.

A convenience store is two minutes walk away and a regular bus runs along the coast. Available immediately with vacant possession, early viewing highly recommended.

Note the house next door is also available for sale should you be looking for a two generation option or similar.





Living

Entrance hall with view through reception room windows to the sea. Large open plan reception rooms comprising; living room, dining room and sun room. Kitchen with high and low level units and integrated appliances including oven, microwave, hob, extractor, fridge/freezer and dishwasher. Orangery with double doors to front garden, and boxed in washing and drying machines. Cloakroom with wash hand basin and WC.

Sleeping

Three bedrooms, one with en suite cloakroom. Main bedroom has picture window providing awesome views to wake up to! Large bathroom with bath, shower, wash hand basin, WC and bidet.

Outside

Established garden to front with paved centre driveway, bordered by various trees, shrubs and hedging. Rear garden laid to lawn with spacious patio leading to seafront, both front and rear gardens are watered by an automatic irrigation system. Add steps to provide direct beach access. Double garage with three further parking spaces. Further parking available on house driveway for family gatherings and/or parties.

Services

All mains. Gas central heating.

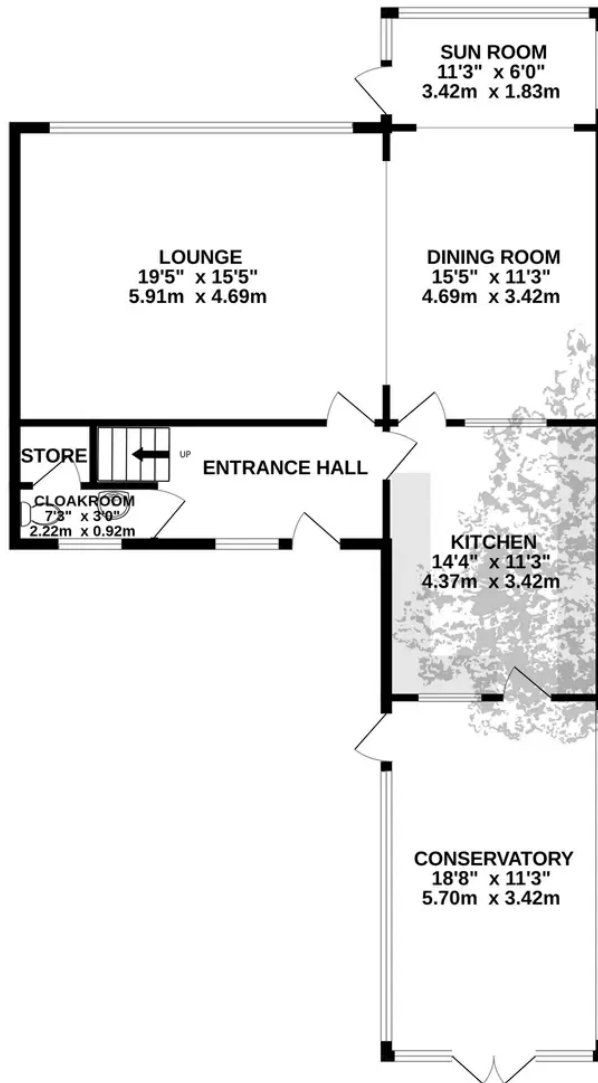
Education

The house is in the catchment area for St Clement primary and Le Rocquier secondary schools

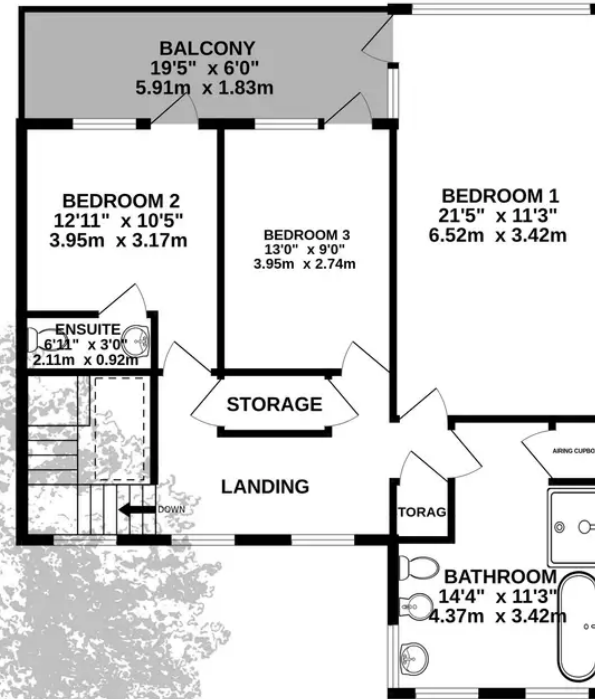




GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 2000sq.ft. (185.8 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 Estates, Library Place - JE2 3NL

07829 917172 • don@broadlandsjersey.com • www.broadlandsjersey.com/

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