



Little Icho, Pontac Common, St. Clement

£1,275,000

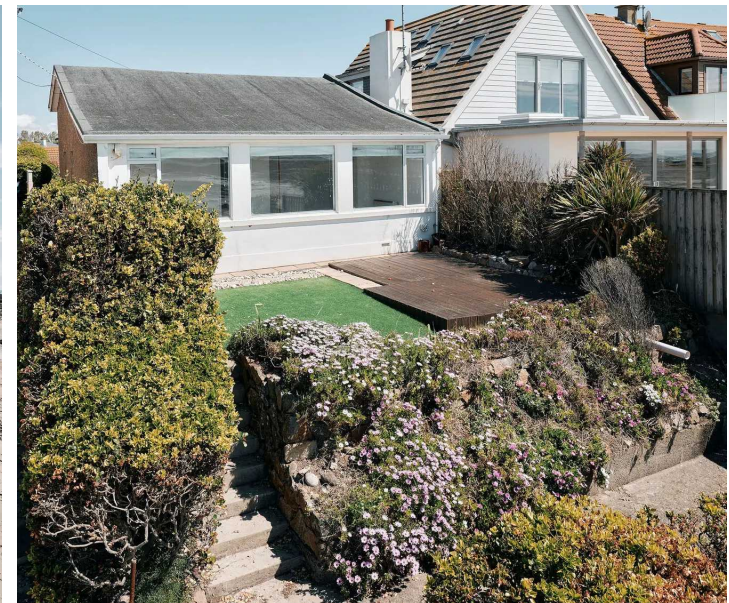
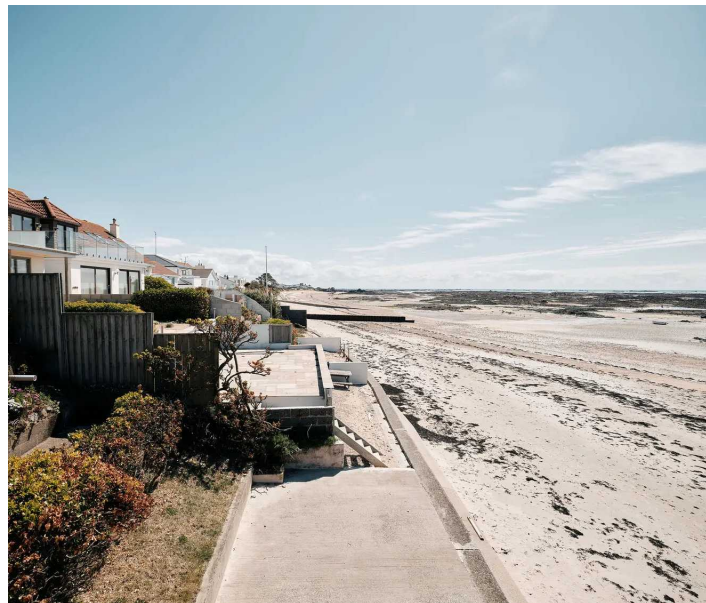
BROADLANDS

FINDING YOU A HOME SINCE 1972

Little Icho, Pontac Common

St. Clement, Jersey

- Quaint three bed home with direct beach access
- Sea facing reception room
- Three bedrooms one bathroom
- Flexible layout could be easily reconfigured
- Spectacular sea views and glorious sunsets
- Gardens front and rear
- Garage and parking space
- Potential for expansion or redevelopment
- Regular bus route
- No onward chain
- Next door also available for sale
- WhatsApp Don on 07829 917172 /
don@broadlandsjersey.com or Andrew on 07797 814422 /
andrew@broadlandsjersey.com



Little Icho, Pontac Common

A cosy three bedroom 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 spectacular, especially during high tide.

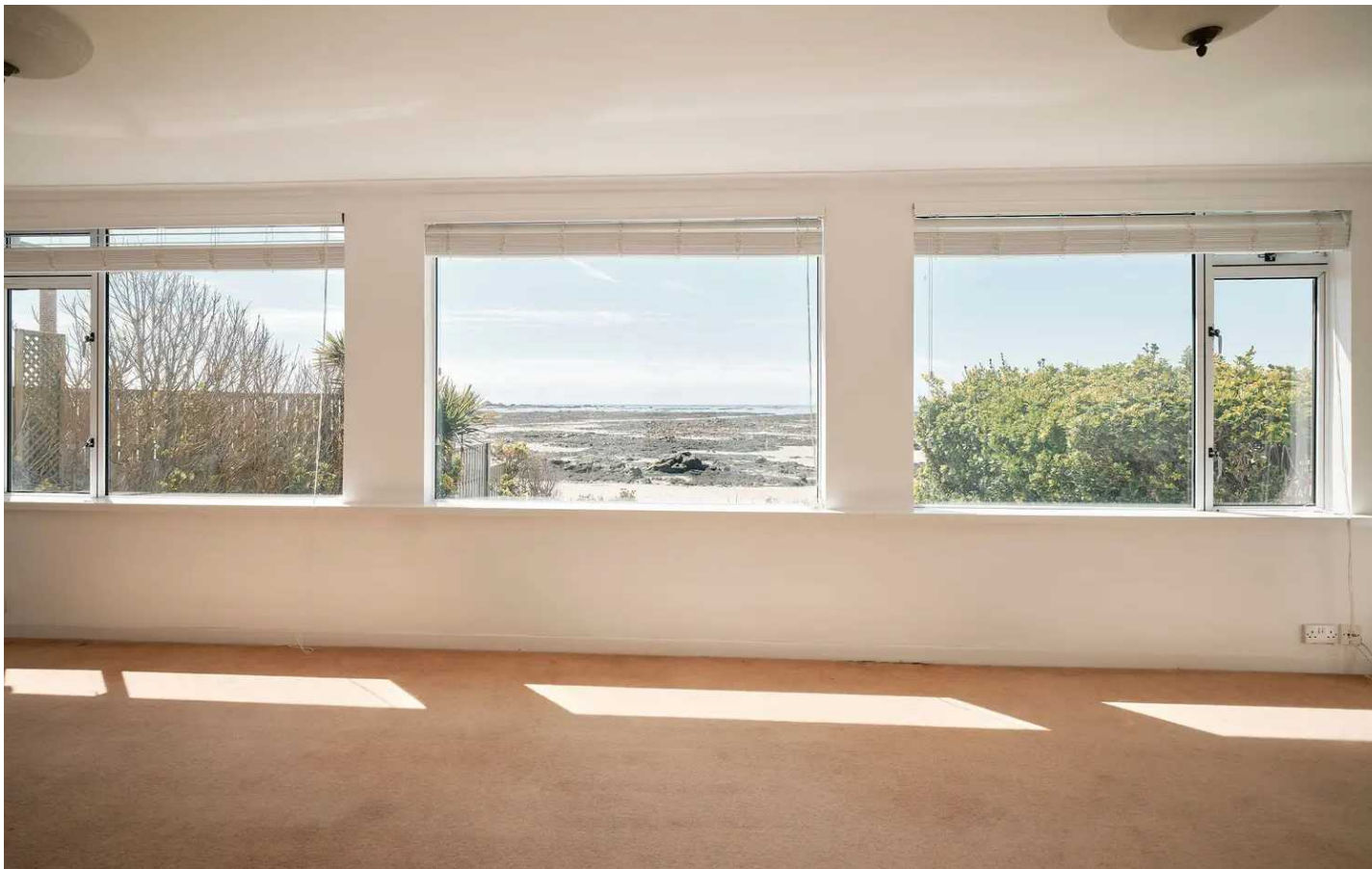
The accommodation, on a single floor comprises; living room with picture windows out to sea, kitchen, cloakroom, three bedrooms and bathroom. A good size garden to the front, mostly laid to lawn bordered by a selection of trees and shrubs. Second garden on the sea side that leads down to the promenade where you can add your own set of steps directly down onto the south facing beach.

The property comes with a garage and two parking spaces to the front.

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 doors to all rooms. Living room with three picture windows - providing sweeping views of the beach and sea beyond - and dining area. Kitchen with high and low level units and appliances including oven, hob, microwave, fridge, freezer, dishwasher and washing machine.

Sleeping

Three bedrooms and bathroom with bath, basin and WC. It should be fairly easy to reconfigure the bedroom area if required with most walls being chipboard.

Outside

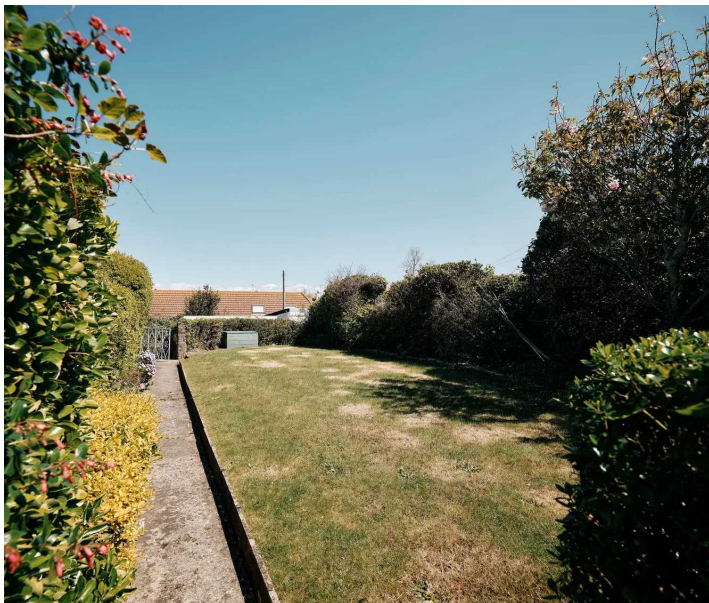
Private garden to front mostly laid to lawn bordered by hedging. Rear garden on two levels part decked, part Astro turf down to patio by the sea leading to sea wall. Direct access to the beach available with the introduction of a set of steps. Single garage and further parking for one car.

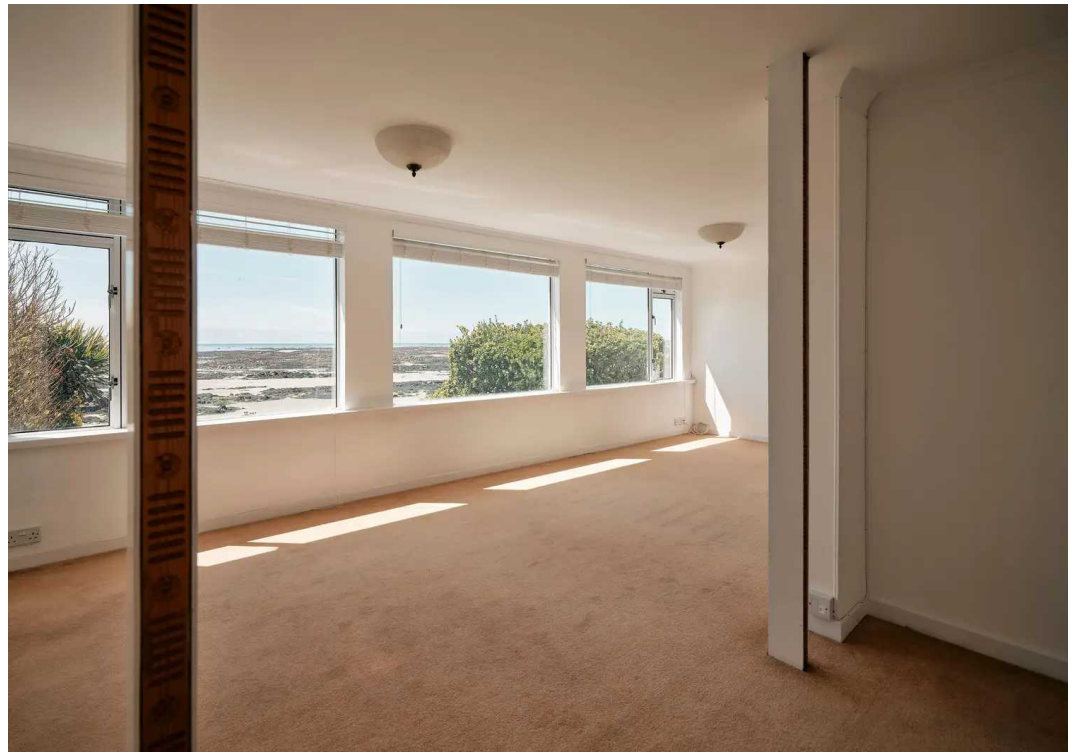
Services

All mains.

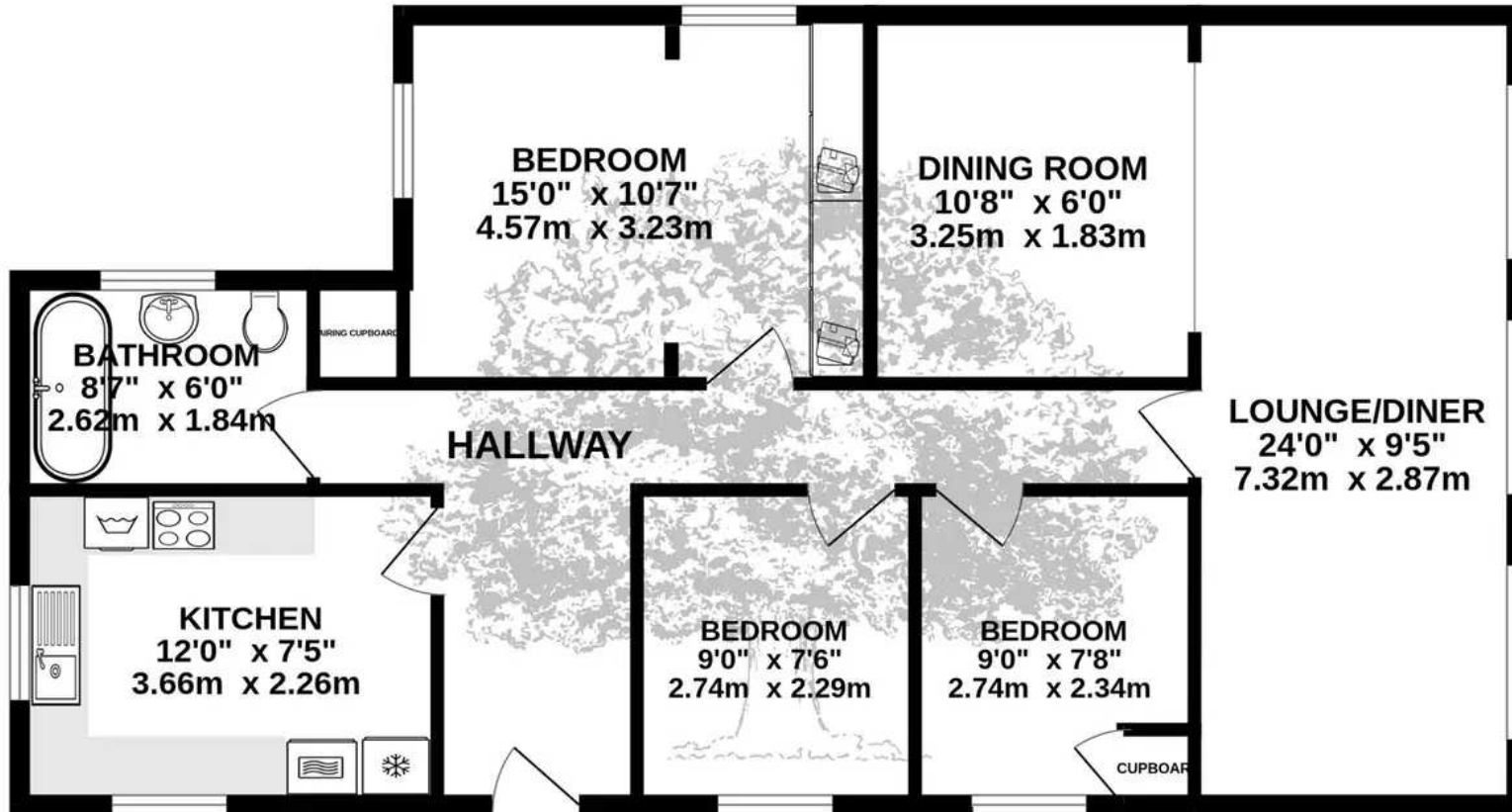
Education

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





GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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.
Made with Metropix ©2024



Broadlands

Broadlands Estates, Library Place - JE2 3NL

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

BROADLANDS

FINDING YOU A HOME SINCE 1972