

FINDING YOU A HOME SINCE 1972
B



Le Coin Du Champ, Old Brickfield Lane, St. Saviour

Asking **£1,150,000**

BROADLANDS

FINDING YOU A HOME SINCE 1972

Le Coin Du Champ, Old Brickfield Lane

- Two generation home with magnificent views
- Over 2,000 square feet
- Three double bedrooms in house and one double in flat
- Two reception rooms and fully fitted eat in kitchen
- Separate one bed unit ideal for a relative or guest
- Two south facing terraces
- Enclosed garden
- Parking for 4 cars
- Sweeping southerly views towards French coast
- Elevated position close to shops, supermarkets and regular bus route
- Sole agent
- Contact Doug on 07700702585 or doug@broadlandsjersey.com



Le Coin Du Champ, Old Brickfield Lane

A two generation gem with sweeping views, close to shops, a petrol station and supermarkets.

Located in an elevated position, the house is filled with natural light and comprises of; living room, dining room, eat in kitchen, utility, cloakroom, three double bedrooms, en suite bathroom, dressing room and house bathroom in the main house.

The separate one bed flat comprises of; open plan living room/kitchen, double bedroom and en suite shower room.

Outside are two south facing terraces and an established private garden with plenty of space for relaxing and alfresco dining.

Perfect as a home with an income or for two generations of family wanting to be together but each with their own space.





MAIN HOUSE

Living

Sunny south facing living room with floor to ceiling sliding doors to terrace and functional fireplace. Dining room with sliding door to rear garden. Fully fitted kitchen with high and low units and integrated appliances including hob, extractor, double oven, fridge/freezer and dishwasher. Utility with space for washing machine. Stairs to flat.

Sleeping

Three double bedrooms to main house - one with ensuite bathroom and another with ensuite dressing room. House bathroom.

FLAT

Living

Open plan living room leading to kitchen with breakfast bar and integrated appliances including hob, oven, extractor, fridge/freezer and dishwasher. Southerly views.

Sleeping

Double bedroom in flat with en suite shower room.

Outside

Sunny terrace to front accessed from house living room with sweeping southerly views. Second south facing terrace raised to make the most of the views. Garden to rear mostly paved with selection of trees and shrubs. Parking for four cars to front.

Services

All mains excluding gas. Air source heat pump central heating.

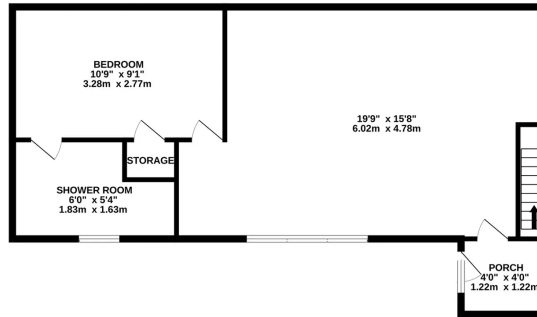
Education

The house is in the catchment area for Plat Douet primary and Le Rocquier secondary schools.

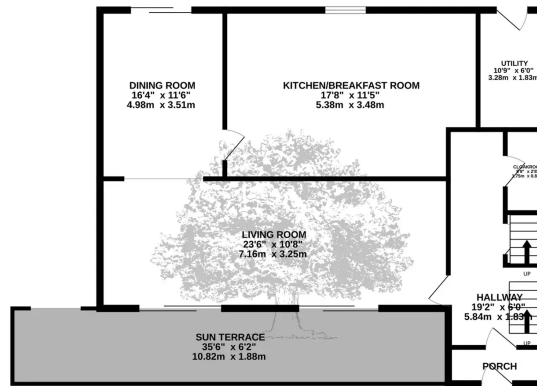




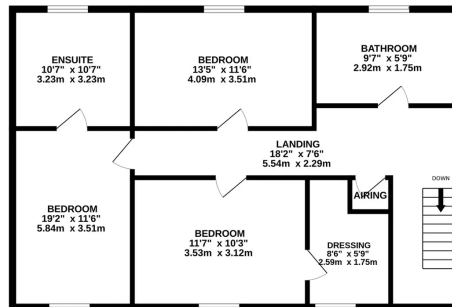
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



2ND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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

07700 702585 • doug@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972