



L'Ancrage, Old Brickfield Lane, St. Saviour

Guide Price **£1,050,000**

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L'Ancrage, Old Brickfield Lane

St. Saviour, Jersey

- Detached 3 bedroom 2 bathroom house in an elevated position with stunning views
- Quietly situated in a small close yet convenient to local shops and bus routes to the east or town
- Ample parking with a single garage and driveway parking for 5 cars
- South facing terraces with views accross the south coast and private rear gardens
- Sole agent
- Contact Tony on 07797726677 or tony@broadlandsjersey.com



L'Ancrage, Old Brickfield Lane

St. Saviour, Jersey

A detached house in an elevated position with spectacular views across the south coast. Briefly comprising, 3 double bedrooms and 2 bathrooms, a fully fitted kitchen with breakfast bar, a separate formal dining room, a large lounge, and a superb sunroom accessed from the kitchen via sliding doors overlooking the front patios and beyond to the south coast. The property has a mix of low maintenance front patios and formal terraced gardens and patios at the back of the house. Ample parking is provided with a large single garage with a workshop at the rear and on drive parking for a further 5 cars. The property is conveniently located and close to local supermarkets and the bus routes to town or the east. The property is in good order with its current owners having lived there for over 30 years.





Living

Fully fitted kitchen with island breakfast bar. Sliding door access to the sunroom and front patio. Separate dining room. Large lounge with feature fireplace sunroom and sliding doors to the front patio. Downstairs WC.

Sleeping

Principal bedroom with an en suite shower room with access to a small balcony with sea views. 2 double bedrooms and a house bathroom.

Services

All mains (no gas). OFCH. Fibre broadband. Fully double glazed.





GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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