



Sandown, La Grande Route De La Cote, St. Clement
£1,095,000

BROADLANDS

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Sandown, La Grande Route De La Cote

St. Clement

Travelling along St Clement's Coast Road pass the Co-op at Pontac and take the 2nd left, into Rue du Bourg. The property is approx. 50 metres on the RHS.

- 4 Bedroom 2 bathroom detached bungalow at the beach near Pontac
- Living room with feature fire place
- Separate fully fitted kitchen diner
- Separate utility
- Recently modernised with high spec finish
- Secure south west facing low maintenance garden
- Integral single garage plus parking for 2 cars
- On number 1 bus route
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



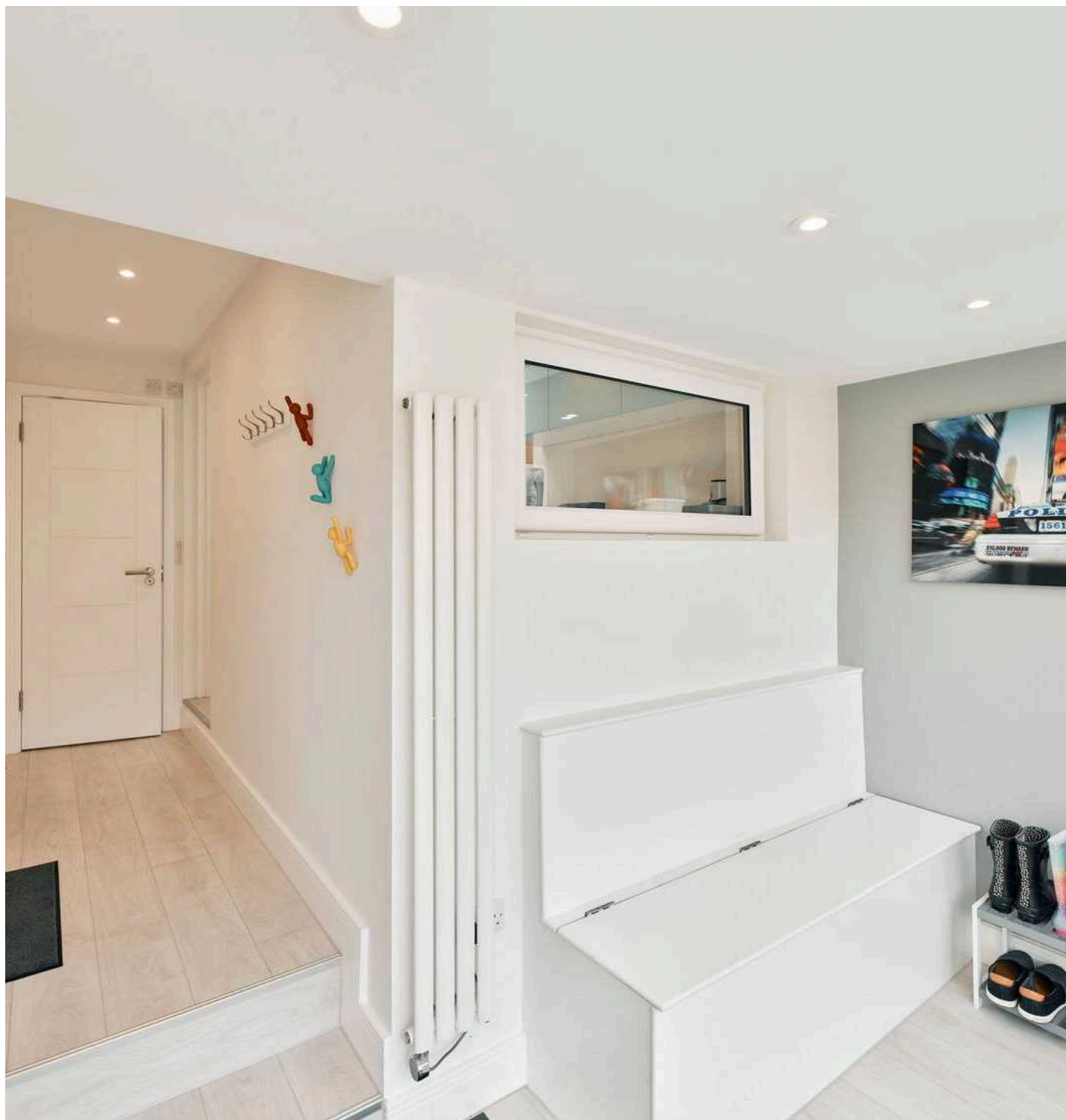
Sandown, La Grande Route De La Cote

St. Clement

Spacious detached four bedroom bungalow just a stroll from the beach near Pontac.

Situated on a little used green lane just a few hundred yards from the beach and No.1 bus route. This delightful property is presented in walk-in condition and would make the perfect family home or downsize. Recently modernised at no expense spared the generous size accommodation throughout comprises of; large bright living room with original parquet flooring and feature fireplace, desirable fully fitted eat-in kitchen diner with quality appliances, pantry and separate utility. Four bedrooms (three doubles and one single), two bathrooms (house bathroom and shower room). The versatile layout works very well for a number of scenarios with the fourth bedroom and shower room located at one end of the property, ideal for guests, teenager or live-in carer.

To the exterior are two low maintenance secure south-west facing gardens and an integral single garage plus driveway parking for two vehicles. Take a stroll from your front door and you'll quickly reach the sandy beaches in front of Pontac and Le Bourg. With a score of attractive restaurants, local shops and amenities close by, this has to be one of the most perfect places to live on the Island! Contact Broadlands the vendor's sole agent to make your appointment to view today.





Living

Separate eat-in kitchen diner with quality Bosch appliances & Silestone worktops (2023). Spacious lounge with original Parquet flooring and large picture windows overlooking south-west facing garden. Feature fireplace (currently electric).

Sleeping

Four bedrooms (three doubles and one single). House bathroom and new shower room featuring stunning porcelain tiling.(2022).

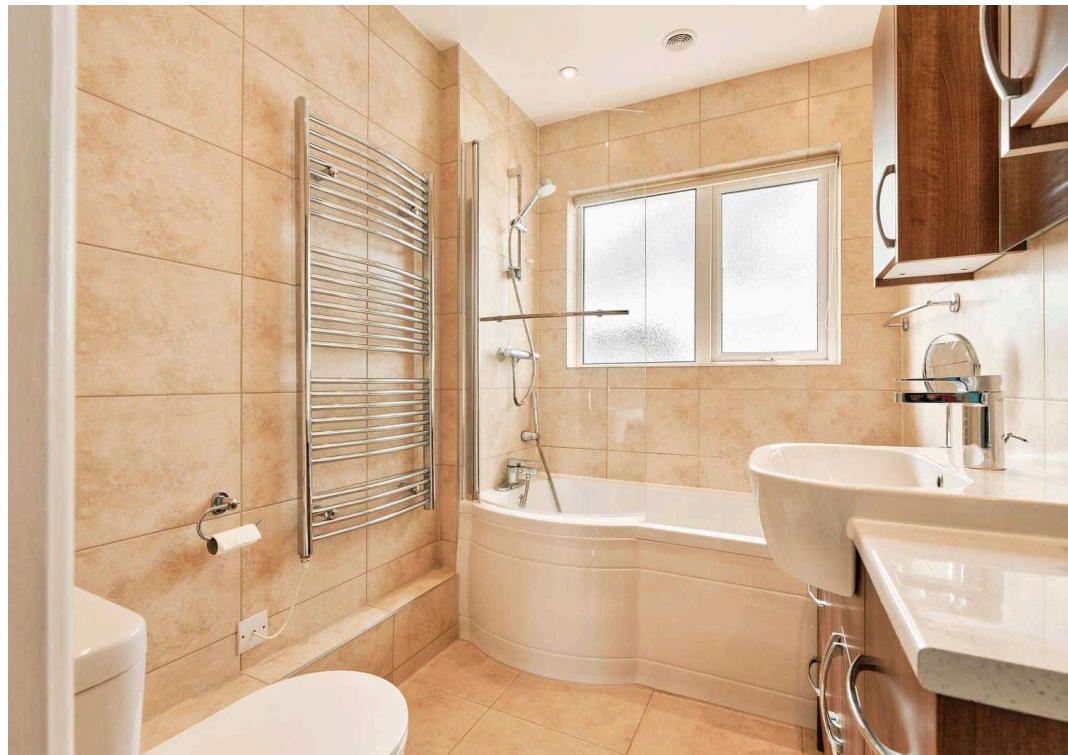
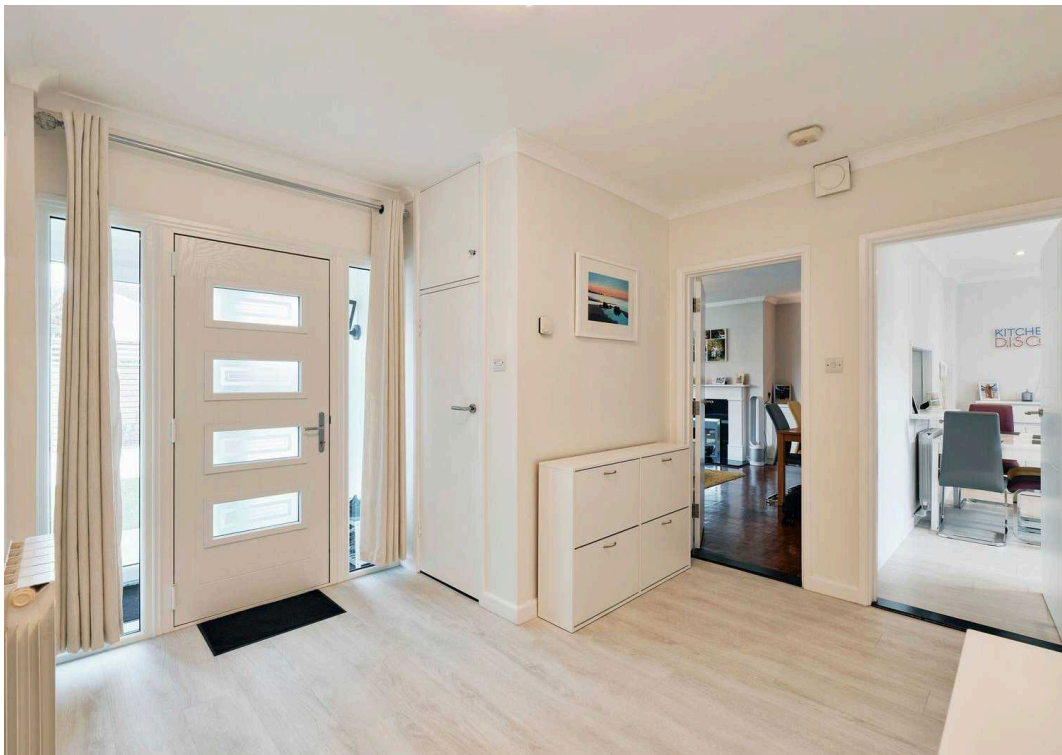
Outside

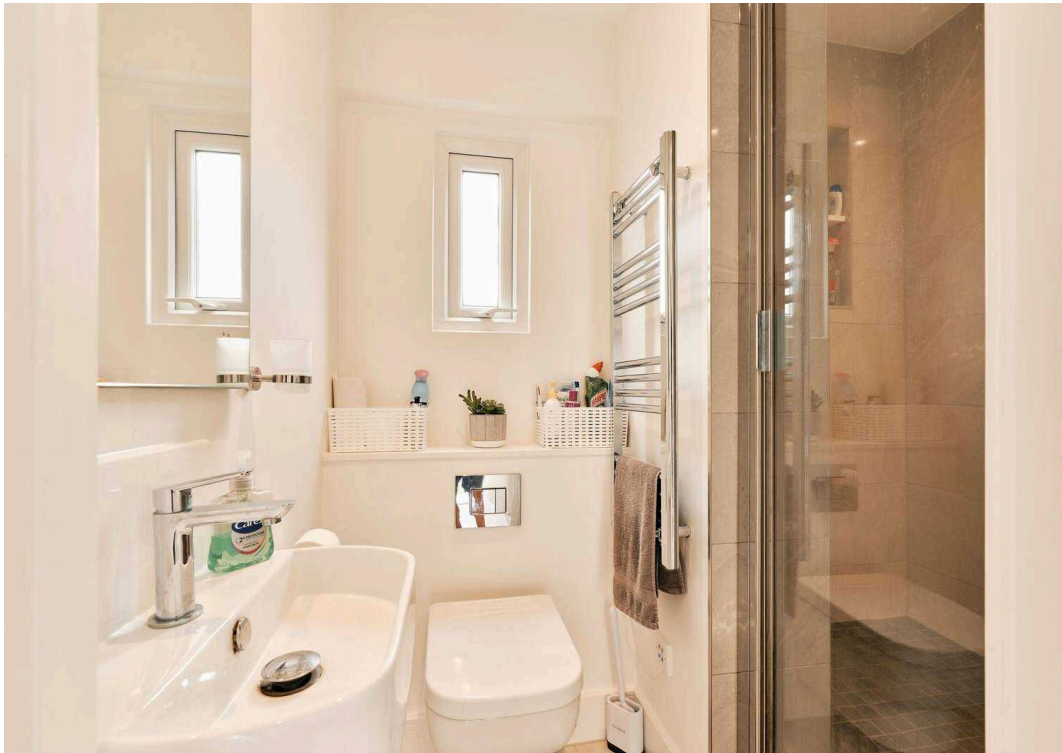
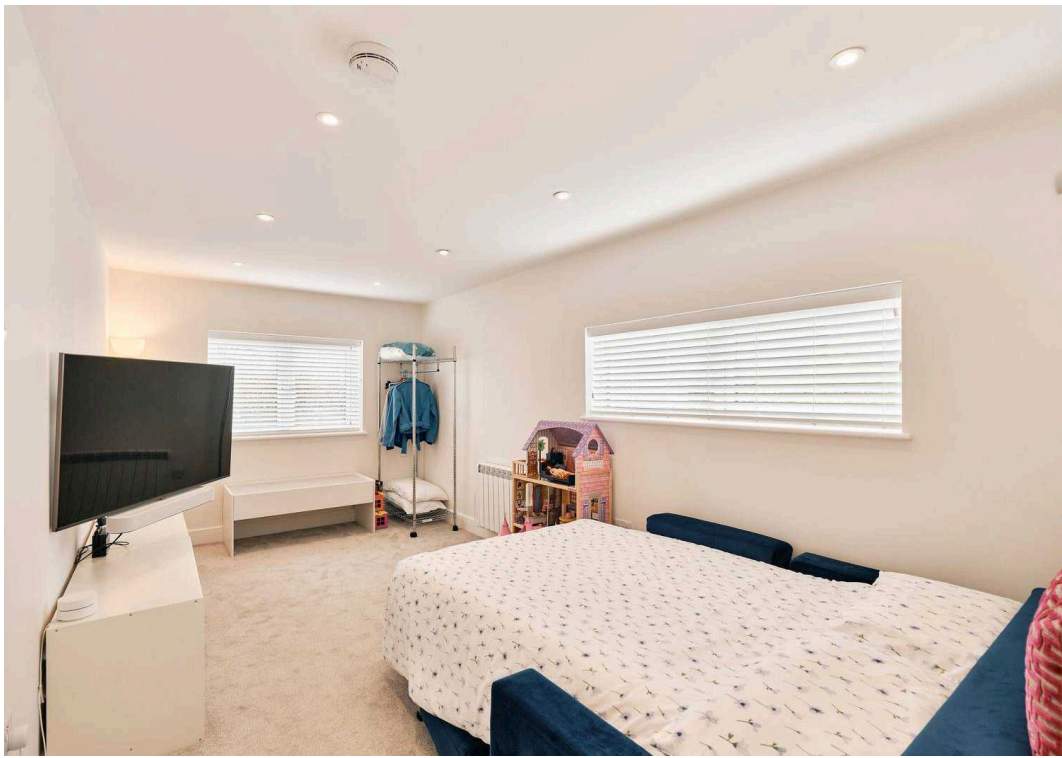
Two low maintenance enclosed sunny south-west facing gardens (2022). Part laid to luxury artificial grass and Italian Global Stone porcelain tiles. Additional gate to southern end makes walking to the beach / shops even easier. Canterbury fencing throughout.

Services

All mains (excluding gas). Electric central heating throughout. Immersion to loft space. Double glazing throughout with triple glazing to bedroom (all windows replaced over the last 5 years). Iseo white doors fitted throughout (2023). Ring doorbell camera system front and rear. Driveway and side tarmacked (2023). Exterior professionally repainted (2022). Full list of renovations available on request.



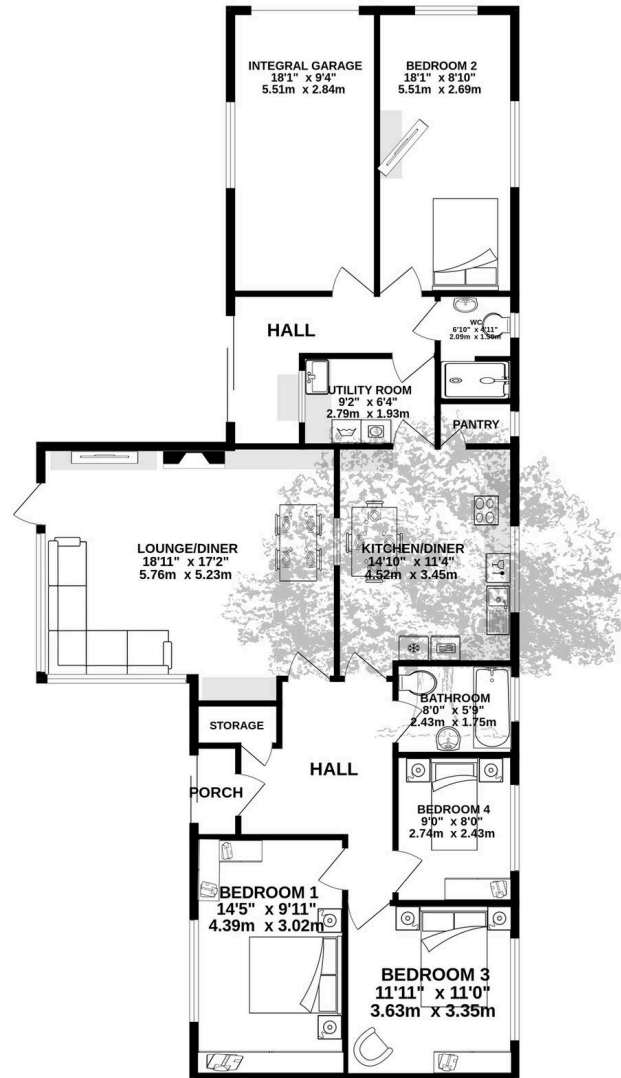






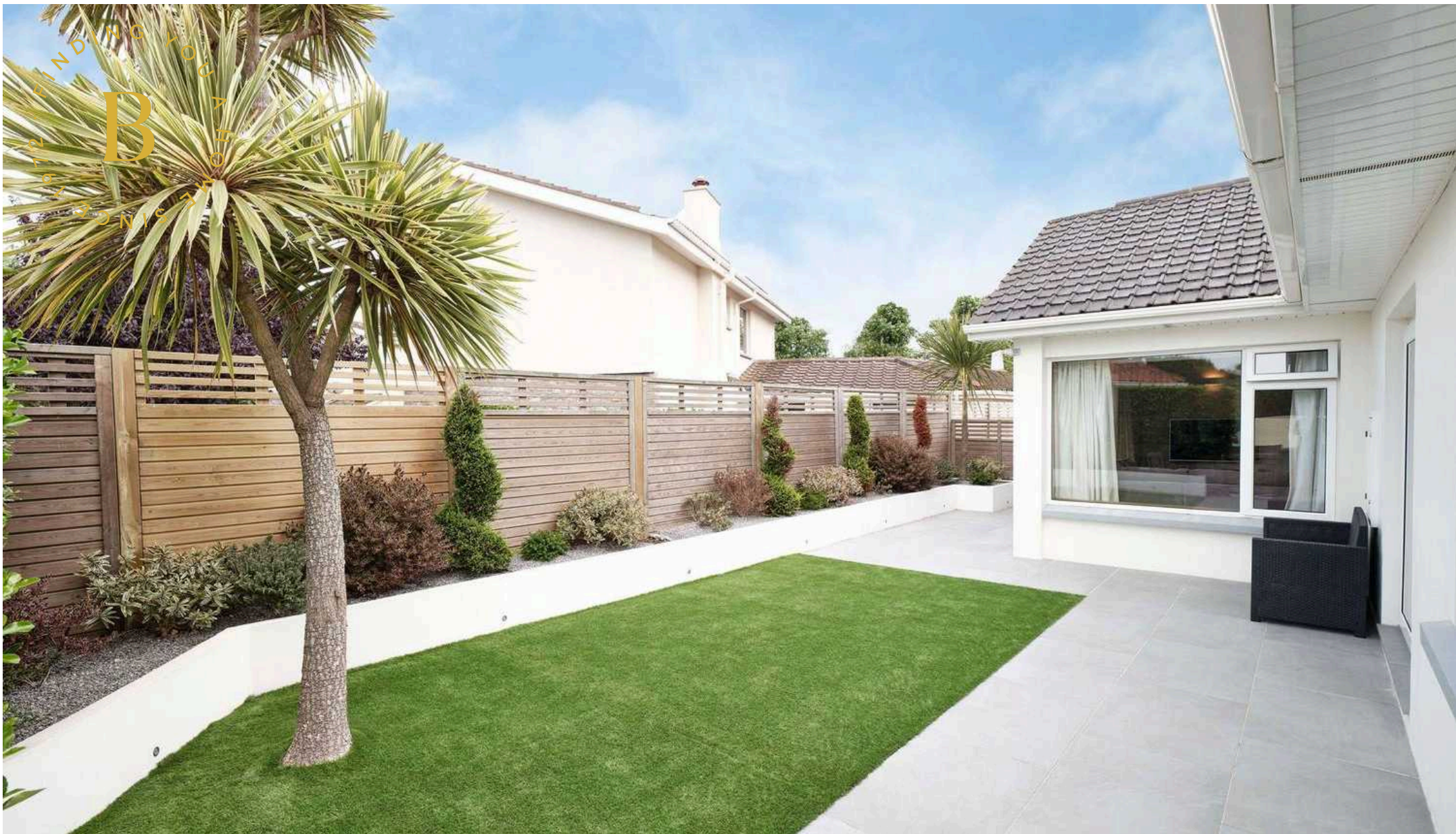


GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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