



FINDING YOU A HOME SINCE 1972
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17 Les Arches, La Route De La Cote, St. Martin
£700,000

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17 Les Arches, La Route De La Cote

St. Martin, Jersey

- Beautiful two bedroom, two bathroom granite cottage
- Large eat in kitchen
- Lounge at the rear with double doors out to the garden
- Large private and mostly lawn garden
- In a popular development overlooking Archirondel
- Close to the restaurants and pubs of Gorey
- Two side by side parking spaces in the underground car park
- Contact Tony 07797726677 / tony@broadlandsjersey.com
- Contact James on 07829835076 or james@broadlandsjersey.com



17 Les Arches, La Route De La Cote

St. Martin, Jersey

This stunning two bedroom, two-bathroom granite cottage offers a rare opportunity to own a beautiful home in a popular development at Archirondel.

The interior boasts a large eat-in kitchen, while the lounge at the rear of the house opens up to the private garden through double doors, creating a seamless indoor-outdoor flow. The spacious garden, mostly laid to lawn is ideal for entertaining and summer BBQs and the convenience of enjoying a refreshing swim in the sea just moments from your doorstep.

It also benefits being on a regular bus route and its proximity to the charming restaurants and pubs of Gorey.

For added convenience, the property includes two side-by-side parking spaces in the underground car park and plenty of visitor parking.





Living

On the ground floor the hallway connects the large eat in kitchen at the front of the home to the separate lounge at the rear. Double doors out to the private garden.

Sleeping

On the first floor you will find two double bedrooms, both with plenty of space for built in wardrobes and the primary benefitting from an ensuite shower room.

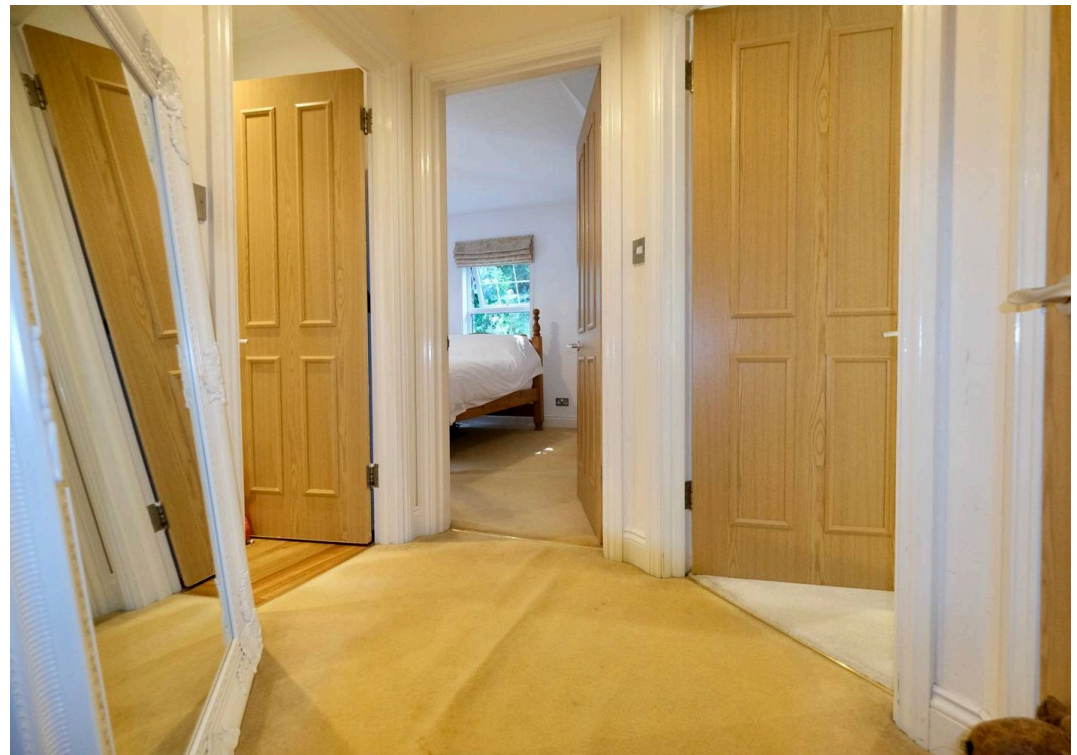
Outside

As you approach the front door there is block paving that continues round the side of the house giving access to the garden. Rear garden is private, fully enclosed and mostly lawn with a good sized patio off the lounge. There are two side by side parking spaces in the gated underground car park plus plenty of visitors spaces before the development.

Services

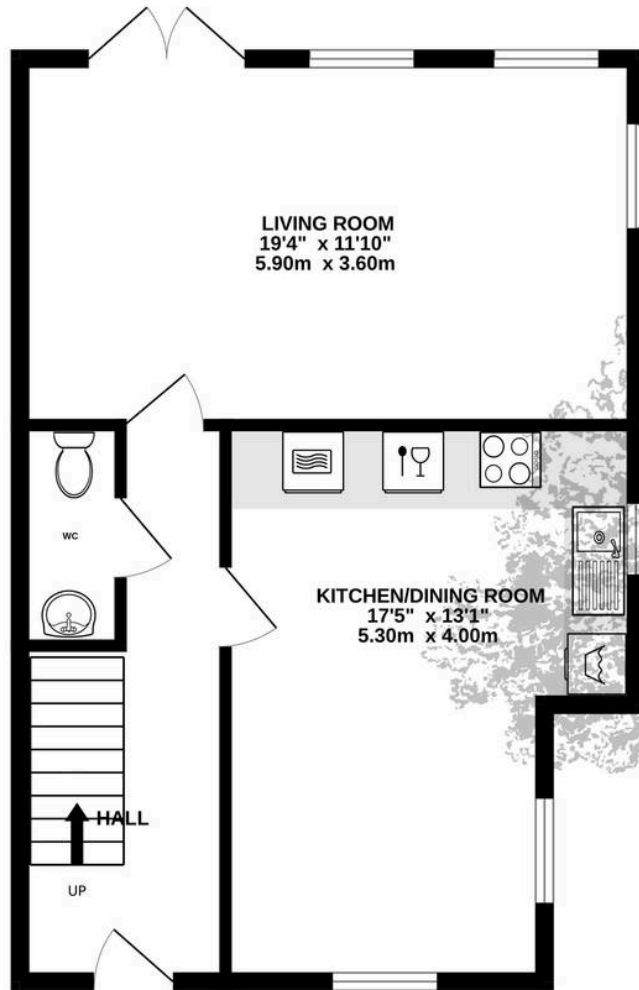
All mains services, no gas. Wet electric heating throughout. Fully double glazed. Service charge is £206 per month and covers building insurance, all the usual communal maintenance and to contribute to sinking fund.



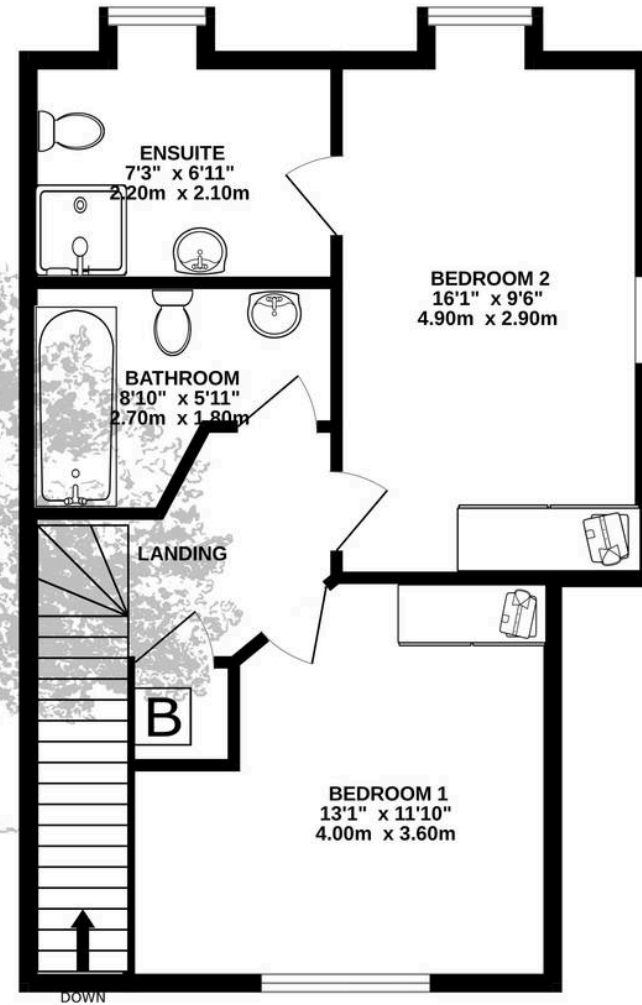




GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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