



Coastline La Grande Route De La Cote, St. Clement
£1,495,000

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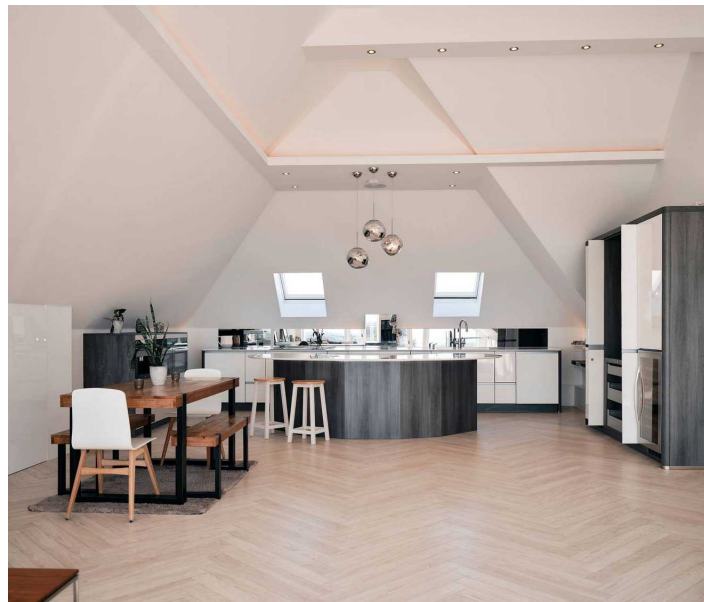
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Coastline La Grande Route De La Cote

St. Clement, Jersey

- Superb 3 bedroom, 3 bathroom home
- Uninterrupted sea views
- Al-fresco sun terrace & garden
- Stunning vaulted ceiling
- Double car port and parking
- High-spec interior with underfloor heating and app-controlled Lutron lighting
- Prime coastal location with private beach access
- Please call Charlie 07700348421 or charlie@broadlandsjersey.com



Coastline La Grande Route De La Cote

St. Clement, Jersey

This exceptional 3-bedroom, 3-bathroom home enjoys a prime coastal location with private beach access right next to the property and uninterrupted panoramic sea views stretching from Icho Tower to Le Hocq.

The house has been beautifully extended and fully renovated to a high standard, boasting luxurious features such as underfloor heating, an advanced Lutron lighting system controlled via app, and integrated Sonos speakers throughout.

The heart of the home is the expansive open-plan reception area on the first floor, which showcases a contemporary David Hick kitchen complete with top-of-the-line integrated appliances, including a Zip tap for instant hot, chilled, or sparkling water, and a Miele bean-to-cup coffee machine. The room's vaulted ceiling highlights the breathtaking sea views, while double doors at the seafront gable open onto a spacious sun terrace.

On the ground floor, you'll find three generously sized double bedrooms, two of which feature en-suite bathrooms, along with a stylish family bathroom. The impressive master suite includes a walk-in wardrobe and an additional versatile room that can be used as a snug or home office. There's also a bright and airy sunroom leading to a secure, private garden, complete with a workshop/storage room.

To the front, the property offers a large double carport, driveway parking for one and visitor parking.





Living

A vaulted ceiling provides the full advantage of the superb sea views with french double doors opening onto the large sun terrace perfect for entertaining and al fresco dining. The extensive first floor provides an open plan layout reception space with a David Hick kitchen to include a full range of high spec integrated appliances such as a Miele coffee machine, wine fridge and two NEFF under-counter ovens, plus a Zip hot/chilled/sparkling water tap... a kitchen that is as lovely to host in as it is to cook.

Sleeping

The ground floor of the property offers three double bedrooms, two with en-suite bathrooms and a shower room. The primary bedroom boasts a generous-sized walk-in wardrobe with the added bonus of a separate office space and snug which can be partitioned off with sliding doors to change the configuration as desired. Adjacent to the snug, you'll find an lovely orangery, leading onto an easily maintained private garden, perfect for BBQs!

Parking

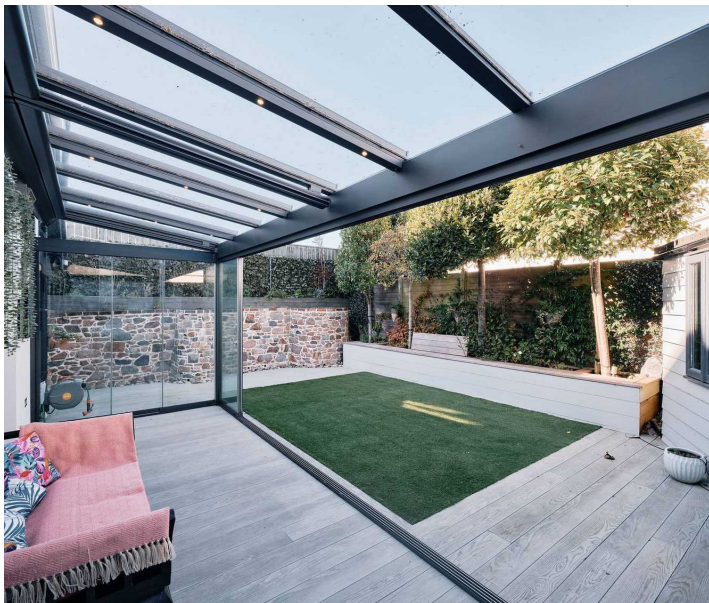
There is parking for three vehicles which includes a large double carport, driveway parking for one and a separate store room, which also provides direct rear garden access via the side of the house. There is also one visitor parking space.

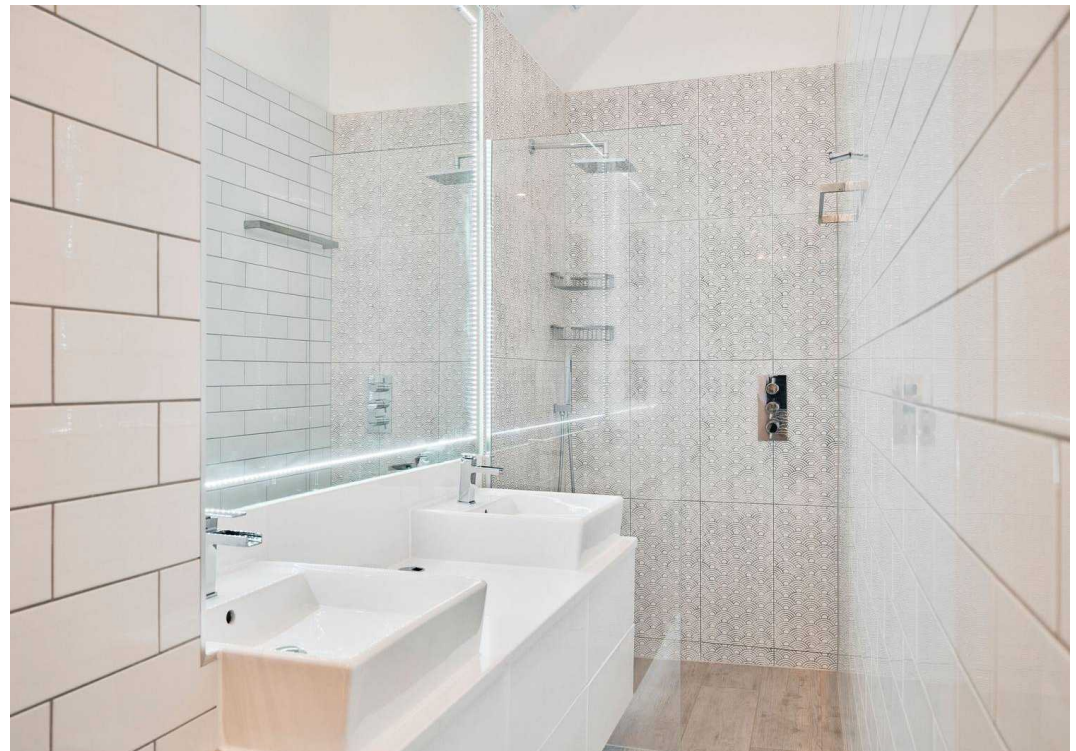
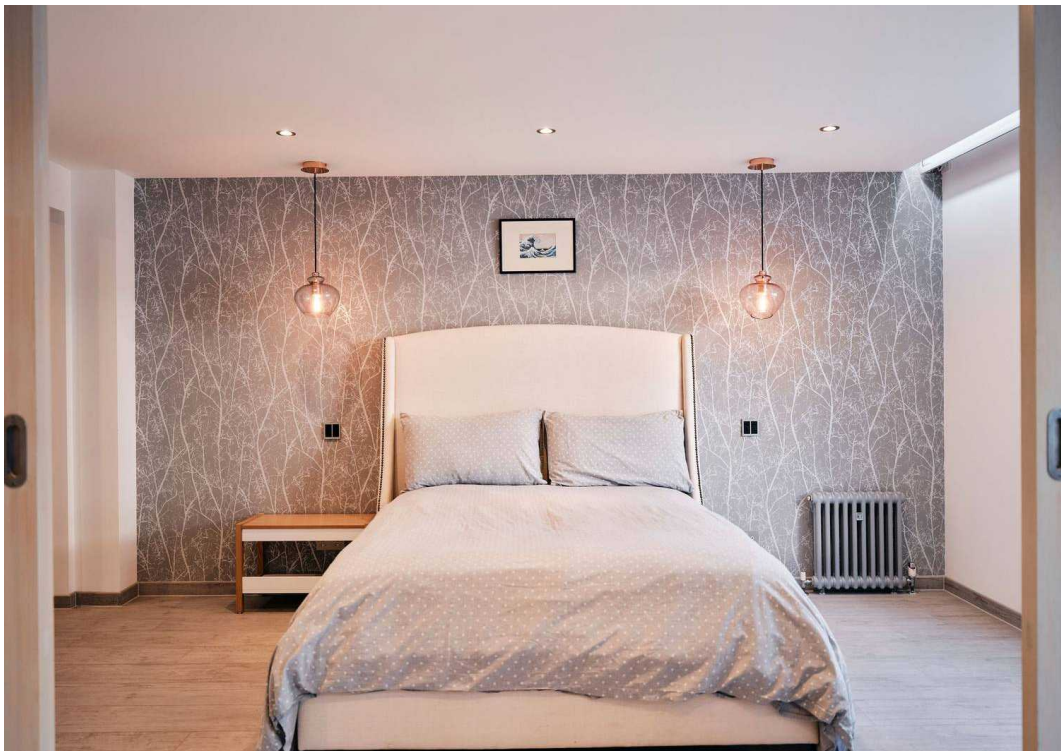
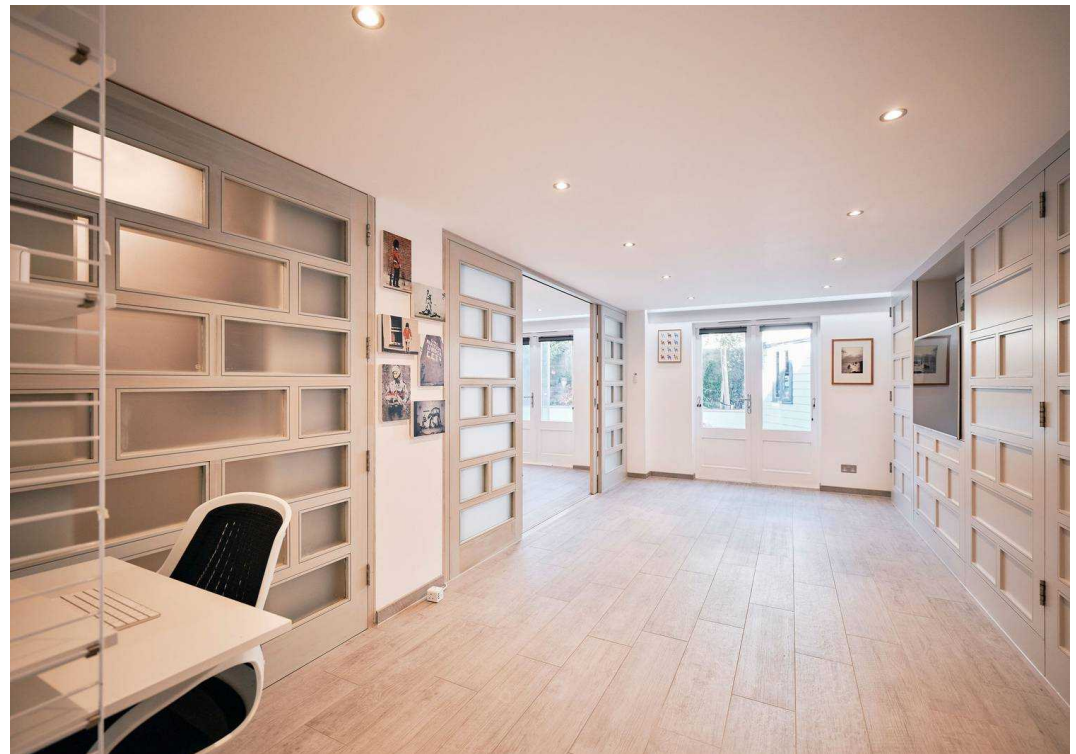
Services

All Mains services, excluding gas. Oil fired central heating. Under flooring heating downstairs and wall mounted radiators upstairs. Oil fired boiler.

Outside

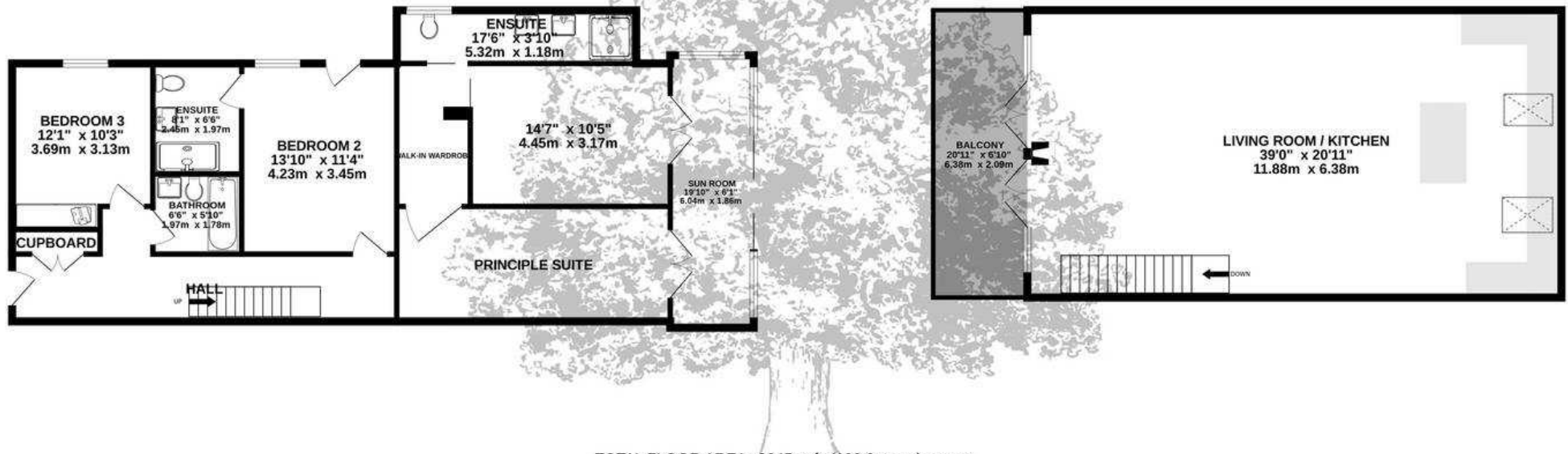
Watch the tide rise and fall just a stones throw away from your glorious first floor balcony opening from your open-plan living space, with views stretching across the bay to the horizon. To the rear of the house on the ground floor sits an easily maintained private garden with glass orangery garden room, mainly laid to astro turf with mature planter beds it makes the perfect space for a summer BBQ.





GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.

1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2045sq.ft. (190.0 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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