



Maison Icho, Pontac Common, St. Clement

£2,350,000

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Maison Icho, Pontac Common

St. Clement

Maison Icho is a beach front property located along Pontac Common approx. 50mts from the eastern approach end of the road.

- Three bedroom three bathroom beach front property with direct beach access
- Kitchen plus family room diner
- Sitting room with wood burning stove
- Large first floor balcony off main bedroom
- Separate utility and study
- Magnificent uninterrupted sea views
- Fully renovated and in walk-in condition
- Landscaped front garden plus three level terrace to beachfront
- Double garage with large store room plus driveway parking for three cars
- Contact Andrew 07797 814422
andrew@broadlandsjersey.com



Maison Icho, Pontac Common

St. Clement

Stunning three bedroom, coastal home in St Clement with direct beach access

Nestled along the sea shore at Pontac, this exceptional beachfront property offers a blend of contemporary design and coastal charm. Meticulously renovated to a high standard, this energy efficient home is presented in walk-in condition. The highlight of this coastal retreat has to be the breathtaking, uninterrupted sea views that can be enjoyed from the comfort of the spacious living areas and primary suite.

On the ground floor, the use of numerous skylights as well as the large sliding doors bathe the living areas in lots of natural light. The kitchen combines both a practical but stylish design that makes use of those awesome south facing vistas. Whether you're sat at the breakfast bar having a morning coffee or having dinner in the open plan family room / diner, you will never tire of those panoramic views! Access to the sitting room is via a set of glass doors and has a real cozy homely feel, the ideal place to relax in front of the wood burning stove on a winter's evening. The separate well equipped utility and study are also on this floor, including the first of three double bedrooms, a shower room and separate W.C.

Upstairs are two well appointed double bedroom suites both with built-in dressing areas and contemporary bathrooms. Step out onto the large first floor balcony extending from the primary bedroom suite, creating an idyllic spot to watch one of Jersey's best seascapes as it constantly changes between low to high tide.



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In addition to the well designed interiors, the outdoor space is equally impressive. An attractive, good size landscaped front garden adds a touch of greenery, complemented by a three-level terrace cascading towards the beachfront. There's even an outdoor shower and flood light onto the beach, perfect for those late summer evening swims or maybe a spot of paddle boarding or kayaking! Embrace the coastal lifestyle with these fabulous outdoor spaces that promote alfresco living and entertaining. Ideal for hosting gatherings on the terraced levels leading down to the beach, where the sound of waves provides a soothing backdrop.

With a double garage featuring a separate very generous storage room, ideal for the watersports enthusiast to keep all those beach toys and driveway parking for three cars. Convenience by design is key in this seaside abode which makes best use of this much sought after location. Situated via a private lane well away from passing traffic, a convenience store is just two minutes walk away and one of the Islands most regular buses runs along the coast. Offered with no onward chain. For more information or to schedule a viewing of this very special property contact Broadlands the vendors agents today.





Living

Quality fitted kitchen with granite worktops, range cooker, central Island and breakfast bar. Open plan family room / diner with floor to ceiling sliding doors and desirable panoramic sea views. Sitting room with wood burning stove. Separate utility. Study / possible fourth bedroom.

Sleeping

Three well appointed double bedrooms with great storage (two with ensuite bathrooms) and one bathroom plus separate W.C. to the ground floor.

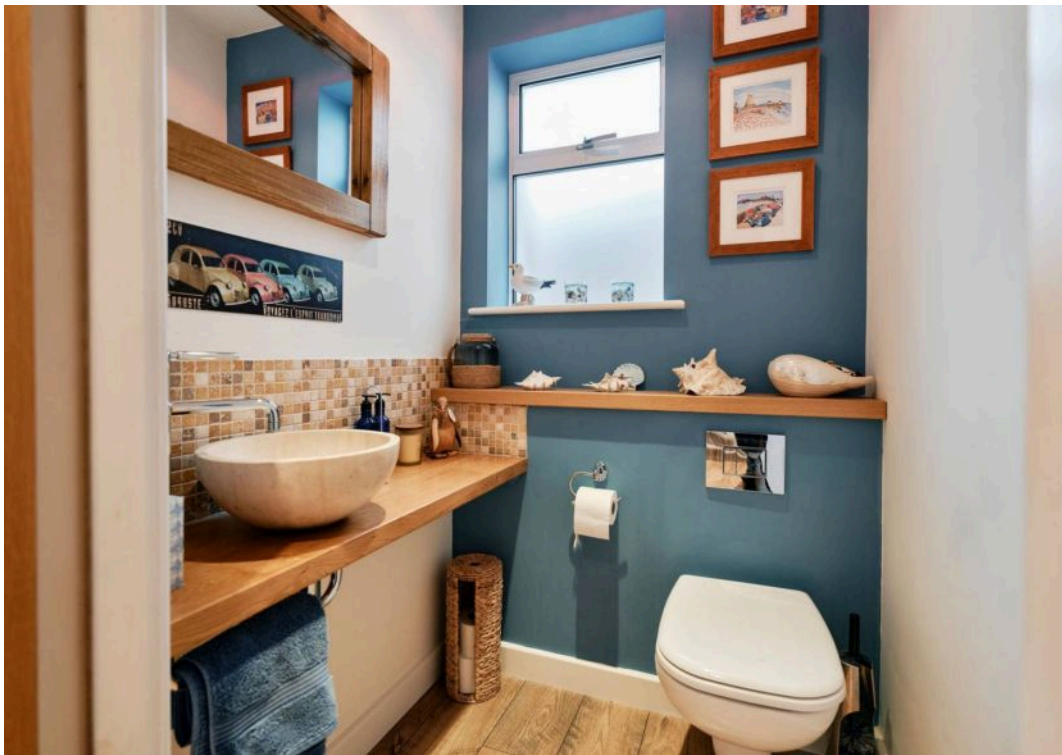
Outside

Front landscaped garden. Three level terraced garden with Veranda and beach access to rear. Double garage with large store room (possible gym / home office or space for additional cars). Driveway parking for three.

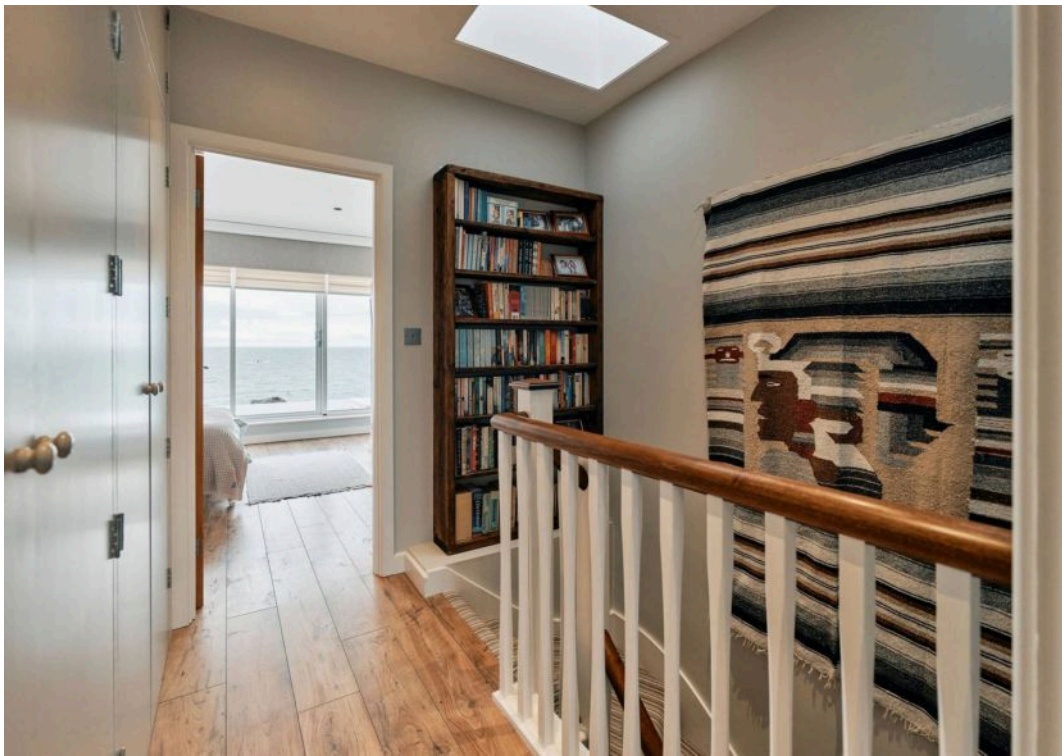
Services

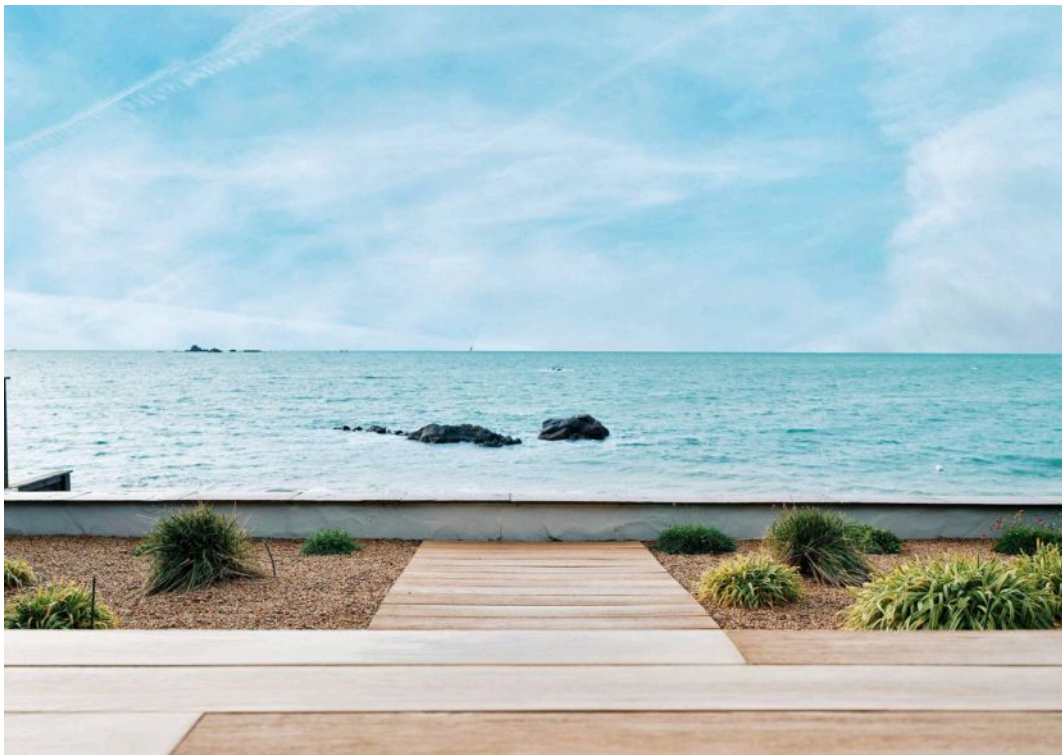
All mains. Oil fired central heating. Underfloor heating throughout. Wood burning stove. Three phase electricity supply. Fully double glazed.



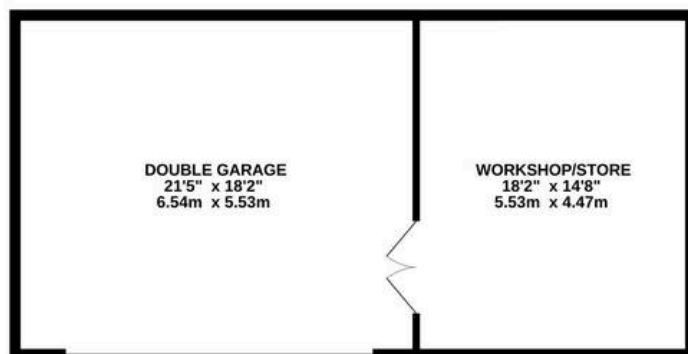




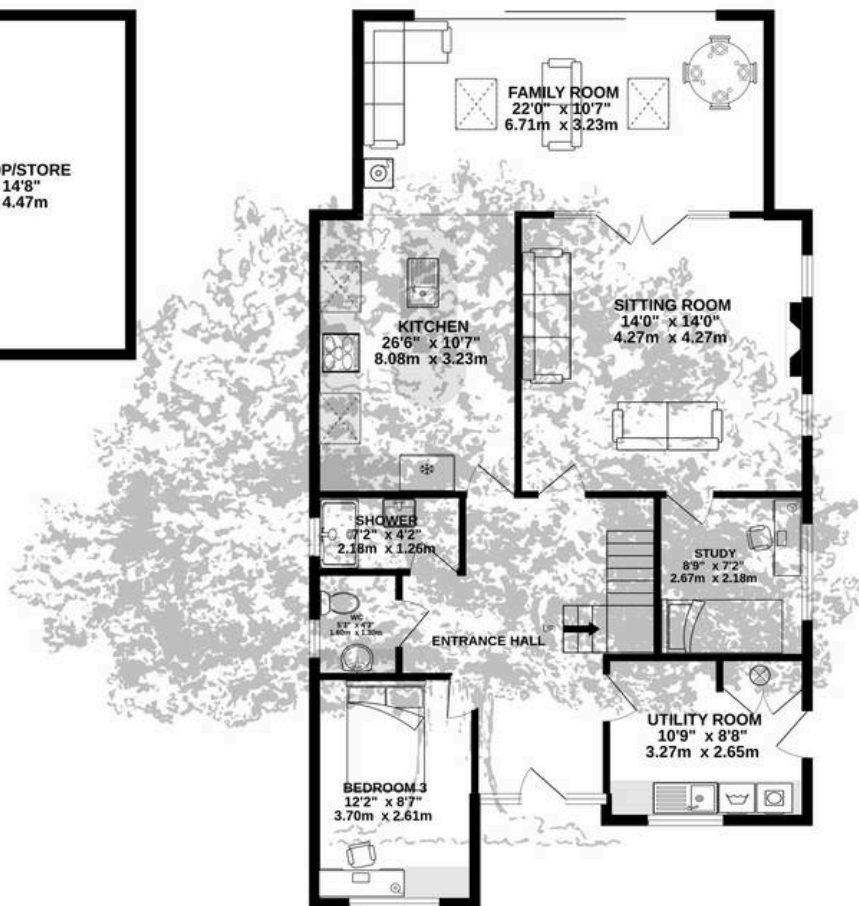




EXTERNAL
655 sq.ft. (60.8 sq.m.) approx.



GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 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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