



Shaldon, Balmoral Avenue, La Grande Route De La Cote, St. Cle

£650,000

BROADLANDS

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Shaldon, Balmoral Avenue, La Grande Route De La Cote

St. Clement, Jersey

- 3 bedroom home close to the beach.
- Modern and well presented throughout.
- Parking for 3 cars
- Wrap around L shaped sunny garden
- 2 receptions with the lounge having a wood burner.
- Stylish kitchen with breakfast bar.
- Utility room and cloakroom
- Sole agent
- Call Doug on 07700702585 or doug@broadlandsjersey.com



Shaldon, Balmoral Avenue, La Grande Route De La Cote

St. Clement, Jersey

Fabulous 3 bedroom family home close to the beach.

Skillfully modernized and well presented throughout. This well planned accommodation, comprises of; living room with a wood burner and a charming bay window, modern kitchen with a breakfast bar, dining area, separate utility room and a cloakroom.

Upstairs, you'll find three bedrooms – two generous doubles and a single – along with a contemporary house bathroom.

Outside, a sunny wrap-around L-shaped garden provides the ideal space for relaxing or outdoor dining, while the driveway offers parking for up to three cars. Peacefully located on a private avenue, just a stone's throw from the beach at La Mare, local amenities, and excellent transport links, this is the ideal home for a growing family.

Broadlands are proud to be sole agents for this exceptional property.





Living

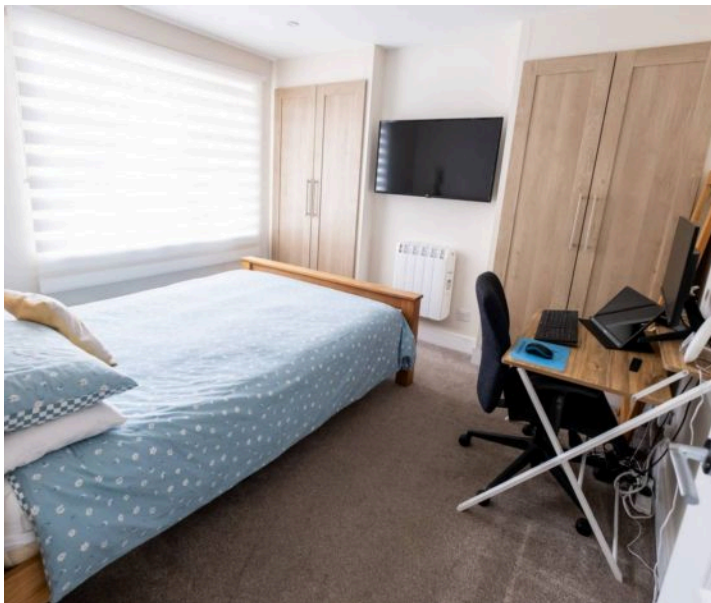
Kitchen/breakfast room with breakfast bar and full range on integrated kitchen appliances, flowing into the dining area. Utility room and cloakroom and generous lounge with a bay window and a wood burner.

Sleeping

3 bedrooms, 2 doubles with fitted wardrobes and 1 single/box room.

Services

All mains, electric heating and double glazing.





GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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