



**1 Fauvic Court, La Grande Route Des Sablons, Grouville**  
**£445,000**

**BROADLANDS**  
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# 1 Fauvic Court, La Grande Route Des Sablons, Grouville

Head east along the coast road through Grouville to Fauvic and opposite the sign for the Music shop the property is directly opposite.

- Two bedroom duplex apartment in Grouville
- Separate fitted kitchen
- Walk-in condition
- Great storage
- On major bus route
- Shared private beach access
- Large garage plus two parking spaces
- No onward chain
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## 1 Fauvic Court, La Grande Route Des Sablons, Grouville

Immaculate two bedroom duplex apartment in a lovely granite development near the beach at Grouville.

Desirable location with shared private beach access and on a main bus route in Grouville. One of only five similar apartments in this friendly, well managed building which has recently undergone a comprehensive maintenance schedule further enhancing the delightful character of this pretty property. Offered in walk-in condition and ready to move straight into with 666 sq ft of accommodation spread across two levels and briefly comprising; South facing lounge / diner, two bedrooms upstairs (one good size double and a large single) and new modern house bathroom.

Storage is excellent and there is a large single detached garage with power and lighting, plus two further designated parking spaces. Contact Broadlands the vendors agent to view today.





### **Living**

Bright spacious living area with two large south facing picture windows. Good size understairs storage cupboard. Modern fully fitted kitchen with a range of high and low fitted units and quality Bosch integrated appliances.

### **Sleeping**

Double bedroom with fitted wardrobe and cupboards. Good size single bedroom with a large picture window. New contemporary house bathroom with bath and separate shower.

### **Outside**

Large single garage with fantastic storage, power and lighting. In addition there are two tandem parking spaces in front of the garage. The development has shared private access to the beach.

### **Services**

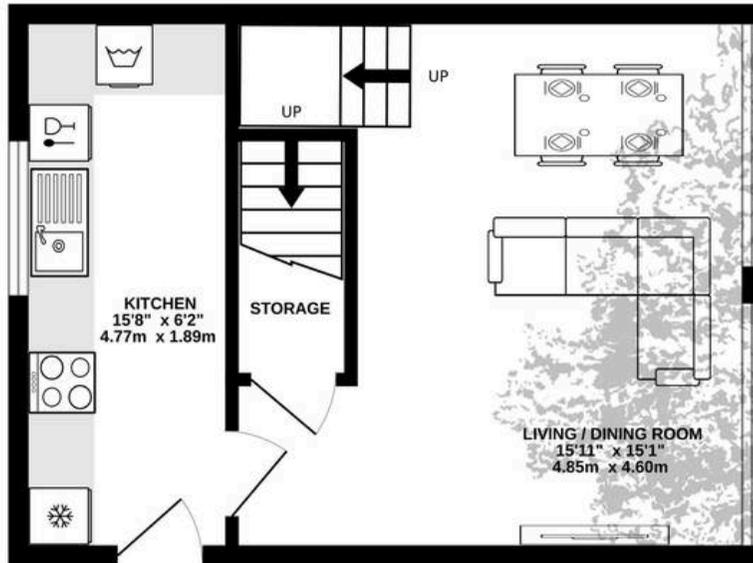
All mains (no gas), fully double glazed, electric heating, professionally managed by Rudwin property management £238 pcm.



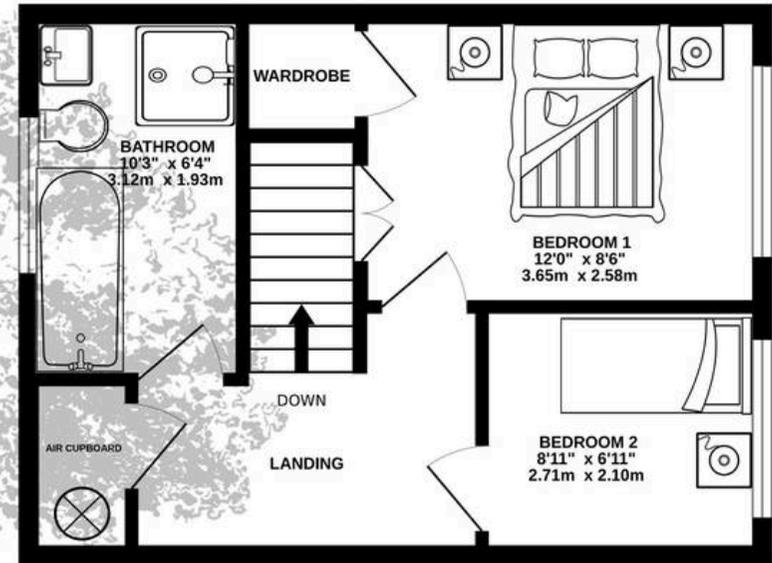




**GROUND FLOOR**  
333 sq.ft. (31.0 sq.m.) approx.



**1ST FLOOR**  
332 sq.ft. (30.9 sq.m.) approx.



**TOTAL FLOOR AREA : 666 sq.ft. (61.8 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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**B**

## Broadlands

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