

**11 Seagrove Court Rue de la Corbiere, St Brelade. JE3 8HN**

**£650,000 Flying Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Situated next to one of Jersey's most iconic landmarks, Corbiere lighthouse, is a prestigious and unique sea view apartment development. Apartment 11, located on the fifth floor, offers stunning views of the sea from both the living area and bedrooms. Internally, the apartment features a spacious open plan kitchen and living/dining room with sliding doors to a north facing Juliette balcony. The master bedroom boasts a fully fitted en-suite bathroom, while the second bedroom and house bathroom provide comfort and convenience. Both bedrooms also have access to a spacious west facing terrace, perfect for enjoying the breathtaking sunsets over Corbiere Lighthouse and St Ouens bays. This fantastic property includes a large store room and two designated parking spaces (including one under cover). With a size of 849 sq.ft, this sea view apartment is ideal for those seeking a high yielding investment or a new home at great value. In excellent condition, this property is sure to impress even the most discerning buyer. Located in Corbiere, Jersey, this apartment is conveniently located near Corbiere Phare, the 12A bus stop, Les Quennevais local amenities (just a 10-minute drive away), as well as local restaurants and beaches in St Ouens. With 2 double bedrooms, 2 bathrooms (including 1 en-suite), and ample outside space, this sea view apartment truly offers a luxurious and comfortable living experience.

## FEATURES

- 2 bed 2 bath apt with west facing balcony
- 2 parking spaces (1 undercover)
- Master w/en-suite+fitted wardrobes
- Spacious open-plan kitchen and living/dining room
- Close to local amenities and beaches
- Picturesque views overlooking Corbiere lighthouse



## ROOM DESCRIPTIONS

### Service Charge

Service Charge is £496pq, to include cleaning & maintenance; building insurance; gardening etc.

### Directions & What3words

On La Rue de la Corbiere with the Corbiere Phare on your RHS turn right (opposite the lower exit of Corbiere Phare) to the upper entrance of Seagrove Apartments.

What3words: <https://w3w.co/highways.smoothly.striving>

### Anti Money Laundering

When an offer is accepted and negotiations for the purchase of a property are underway, the prospective purchasers will be required to produce photo identification (2x proof of identification), 2x proof of residency (a current utility bill (within the last 3 months) along with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.





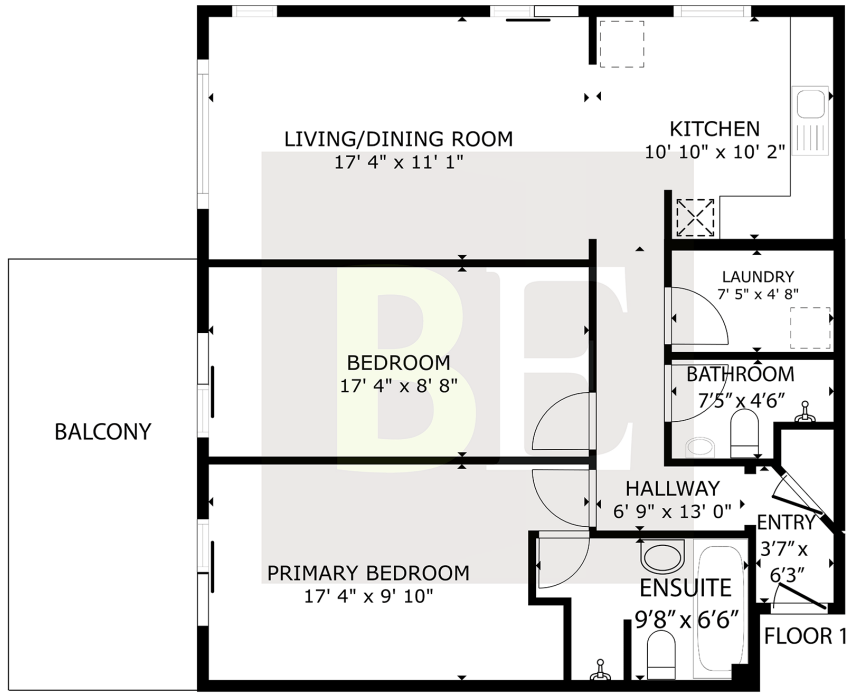








# FLOORPLAN



GROSS INTERNAL AREA  
FLOOR 1: 849 sq. ft  
TOTAL: 849 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY