

89 Le Clos des Sables, La Route Orange, St Brelade. JE3 8GH

£665,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Located in the heart of St Brelade within easy walking distance to local shops of Red Houses, La Moye Primary and Quennevais School and just a short drive to the bays of St Brelade and St Ouen. This 3 bed home comprises of: to the ground floor, a lounge with fireplace open to dining area with patio doors to the garden, kitchen and large under-stair storage cupboard, to the first floor are 2 double bedrooms one single and a house bathroom. To the front is a garden laid to slabs which could easily be fenced off, and there is a great garden to the rear which enjoys great evening sun. The property has a separate garage, and there are ample parking spaces in the development.

FEATURES

- 3 bedroom house with garage
- L shaped living dining room
- Front and rear gardens
- Plans passed for extension
- Close to shops/schools/beach
- Sole agent. No long chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

4' 10" x 5' 1" (1.47m x 1.55m)

Living Room

16' 6" x 11' 9" (5.04m x 3.58m) Store cupboard, open to dining area.

Dining area

10' 11" x 9' 4" (3.34m x 2.84m) Under stair cupboard, door to kitchen. Sliding patio doors to rear garden.

Kitchen

10' 5" x 8' 9" (3.18m x 2.67m)

Range of fitted units, fully applicanced.

Utility

9' x 7' 7" (2.75m x 2.30m)

Door to rear garden, sink unit with cupboards below.

Door to shower room.

First Floor

Stairs/ Landing

9' 4" x 6' 1" (2.85m x 1.85m)

Doors to all rooms

Bedroom 1

13' 1" x 10' 3" (3.98m x 3.13m)

Largest room, recessed wardrobes.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.70m)

Good double bedroom

Bedroom 3

6' 2" x 8' 10" (1.89m x 2.68m)

Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

2 piece suite comprising of bath and wash hand basin.

Bathroom

6' 3" x 3' 1" (1.90m x 0.94m)

Tiled, situated next to the bathroom, many owners have knocked the interconnecting wall out to create one large bathroom.

Exterior

Rear Garden

West facing, allowing daytime sun and the last of the evening sun. Gate to garages.

Front Garden

Low maintenance, laid to chippings. Ideal to be turned into parking.

Garage

Single garage

Parking

Many parking areas around the property.

Services and notes

Services

Electric heating. Fully double glazed.

Directions

Heading west on La Route Orange, take 3rd right (towards old Les Quennevais School), take 1st right, the house is in the terrace of 5 facing Route Orange.

KYC

Anti Money Laundering

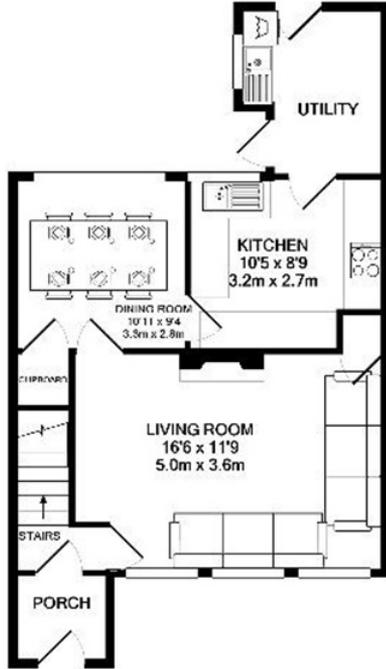
When an offer is accepted and negotiations for the purchase of a property are underway, the prospective purchasers will be required to produce photo identification (driving licence or passport), proof of residency (a current utility bill) along with confirmation of source of funds. This is in order for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



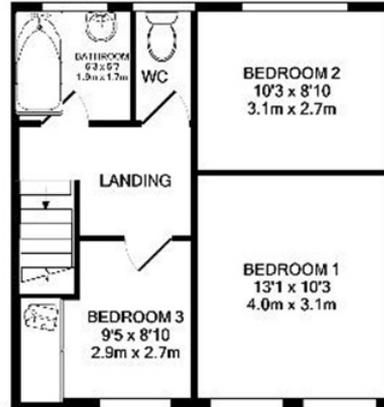




FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ. FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ. FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ. FT. (85.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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