

# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

1973



## BRAMBLE BANK LE VIEUX BEAUMONT, ST. PETER, JE3 7EA

**£2,500,000 | Freehold | Ref 307**

- FABULOUS DETACHED VILLA WITH STUNNING SEA VIEWS
- GOOD SIZE GARDENS, SWIMMING POOL AND ADJOINING FIELD
- PLEASE CONTACT NIGEL HURST 07797718233
- CONVENIENT YET EXCLUSIVE PRIVATE LOCATION
- ELECTRIC GATED DRIVEWAY PLUS INTEGRAL DOUBLE GARAGE

This attractively located modern family residence has been totally refurbished and provides a spacious range of open plan living accommodation. The main living areas open on to wide sun decks with far reaching sea and country views. The accommodation features a large family kitchen, separate dining room, media room, living room and study. There are 4 spacious bedroom suites to the ground floor with luxuriously appointed bathrooms. Occupying a large elevated site with sea views extending over the South Coast. An electrically gated driveway leads to an ample parking area. Good sized gardens together with heated swimming pool and leisure terraces are included plus an agricultural field extending to some 2/3 acres. Within a few minutes is the nearby supermarket, gastro pub, wine merchants and bus stop. The sandy beach of St Aubins is within walking distance as is the promenade and cycle track. Despite its close proximity the location is extremely private and very exclusive.

#### Services

All mains (no gas) full double glazing and oil fired central heating. Sky Plus in every room.

**DIRECTIONS:****DISCLAIMER**

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.