



# BROADLANDS



## BEACHCROFT LA CACHE DU BOURG, ST. CLEMENT, JE2 6FX

**£1,395,000 Freehold**

- FRONTLINE SEAFRONT HOUSE
- FAMILY KITCHEN, DINING ROOM AND SUNROOM OVERLOOKING THE SEA
- DIRECT ACCESS TO BEACH
- CONTACT ALLISON ON 07797750720
- 3 BEDROOMS/ 3 BATHROOMS
- LOW MAINTENANCE GARDEN WITH SWIMMING POOL
- GARAGE PLUS PARKING FOR 3 CARS

INCREDIBLE VIEWS, SOUGHT AFTER COASTAL PROPERTY IN FRONT LINE BEACH POSITION! On the market for the first time since being constructed by the current vendor 30 years ago, offering bright and airy accommodation, including; impressive entrance hall with plenty of built in storage, 3 bedrooms (1 en-suite), house bathroom, family kitchen, lounge/dining room with doors opening onto the garden and sun rooms both upstairs and downstairs. There is a paved garden to the front of the property, with swimming pool and direct beach access. To the rear is a large single garage plus driveway parking for 3 cars. There is a Co-op Locale nearby for your day to day needs and an excellent bus route on the coast road. Please contact Allison Gale on 07797750720 to arrange your appointment to view.

#### Entrance Hall



Double height ceiling. Built in storage cupboards. Doors to garage, W.C and lounge/diner.

#### Lounge/Diner



Doors opening to front garden, sea views. Door to kitchen.

#### Kitchen



Range of high and low level units. Fitted seating area. Door to sun room.

#### Sunroom



Sea view. Doors opening to garden.

#### Shower room



Three piece suite comprising shower, W.C and wash hand basin. Door to utility cupboard, housing washing machine and dryer.



### Stairs/Landing

Doors to bedrooms and bathroom. Loft access.

### Bedroom 1



Range of fitted wardrobes. Seaviews. Door to sun room and ensuite.

### Ensuite

Three piece suite comprising bath with shower over, wash hand basin and W.C.

### Bedroom 2



Double bedroom with sea views. Door to 'jack and jill' bathroom and sun room.

### Bedroom 3



Large single bedroom.

### Sunroom 2

Accessed via bedroom 1 and 2. Panoramic sea views.

### Bathroom

Arranged as a 'jack and jill' with doors to bedroom 2 and the landing. Three piece suite comprising bath, wash hand basin and W.C.

### Exterior

Attractive front garden with fantastic views.

Swimming pool. Direct beach access.

Single garage plus driveway with parking for 3 cars.

### Services

All mains excluding gas. Oil fired central heating.



TOTAL APPROX. FLOOR AREA 1533 SQ. FT. (142.4 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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## DIRECTIONS

JT MAP 18 HH 22. Travelling East past Pontac Co-op, La Petit Sente is on the left, take the lane opposite. called La Cache du Bourg. Beachside is half way along on the left.

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EST. THE NUMBER 1 AGENT AT NUMBER 1 LIBRARY PLACE 1975

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