



## La Grande Route De Cote

St Clement,

- Purpose built
- Lounge/ diner with sea views
- Lift access
- Lock up store cupboard
- 3 bedroom apt
- Separate kitchen
- Garage plus parking for 1 car
- Across from the beach in St Clement

**£459,000 Flying Freehold**



Situated on the Coast Road in St Clement, this delightful three-bedroom apartment offers a unique opportunity for those seeking a home with stunning sea views. Situated on the third floor, the property boasts a spacious lounge and dining area that captures the stunning views of the coastline, providing a perfect backdrop for relaxation and entertaining.

The accommodation includes two generously sized double bedrooms, ideal for families or guests, alongside a single bedroom that can serve as a child's room or study. The separate kitchen presents a blank canvas for those wishing to update and personalize the space to their taste.

In addition to the impressive living areas, the property features a single garage and parking for one car, ensuring convenience for residents and visitors alike. The location is particularly advantageous, with excellent bus routes nearby and a variety of shops within easy reach, making daily errands and commuting a breeze.

While the property may require some updating, it offers immense potential for those looking to create their dream home in a picturesque setting. With its stunning views and convenient location, this apartment is a rare find in the market. Don't miss the chance to make it your own.

## **Hallway**

large storage cupboard.

## **Lounge/ diner**

20'2 x 15'2

Beautiful sea views

## **Kitchen**

11'0 x 7'7

A range of high and low units with integrated appliances., sea views

## **Bedroom 1**

14'9 x 11'7

## **Bedroom 2**

9'7 x 7'0

## **Shower room**

7'6 x 6'2

Walk in shower, wash hand basin

## **cloakroom**

5'5 x 2'9

W.c, wash hand basin

## **Bedroom 3**

11'5 x 9'7

## **Garage and store room**

No 12 for both good size single garage

## **Parking**

Parking for 1 car

## **Communal garden**

## **Services**

All mains, electric heating, fully double glazed.

## **Service charge**

Service charge is £100 per month to include building insurance, lift maintenance, sinking fund.







Local Authority  
Council Tax Band **Exempt**  
EPC Rating

**Troys Estate Agency Ltd Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.