



Brookside

La Route De La Haule

St. Peter

Jersey

JE3 7BA

£1,270,000

FC162

FREEHOLD - This large detached house is situated directly opposite the beach, with views over St Aubins Bay, In a convenient and prime location this property is on a regular bus route to the East & West of the island. With the cycle path on your doorstep, this home provides an accessible and active lifestyle for the whole family to enjoy.

This beautifully renovated home has been thoughtfully modernized throughout, offering spacious and versatile accommodation across two floors. On the ground floor, you'll find four generously proportioned double bedrooms, including a luxurious master suite complete with a walk-in wardrobe and a stylish en-suite bathroom. A contemporary family bathroom and a separate utility room add further convenience and functionality to this level.

Upstairs, the heart of the home is the large, fully fitted eat-in kitchen, designed for both everyday living and entertaining. This space opens onto a private balcony that offers stunning views over St. Aubin's Bay — the perfect spot for morning coffee or evening relaxation.

To the rear of the upper floor is a bright and welcoming lounge, providing a peaceful retreat, along with a dedicated study or home office and an additional bathroom. This exceptional property combines modern comforts with coastal charm, making it ideal for families, professionals, or anyone seeking a stylish home by the sea.

The property offers a private, mature rear garden — perfect as a safe play area for children or a peaceful outdoor retreat. A large double garage (approved planning permission for creation of an annex) with access through to the garden and parking for up to four cars provides excellent convenience. At the front, a south-facing, low-maintenance paved garden offers a sunny spot for relaxing or entertaining. Just a short stroll from the popular pubs and restaurants of St Aubin's Village, this home offers a fantastic lifestyle in a sought-after location.

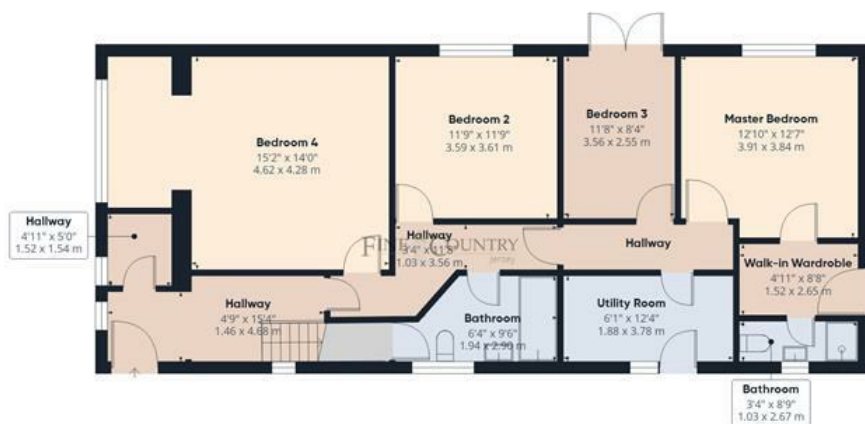












Approximate total area⁽¹⁾

2722 ft²

253 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

2 Generation potential with an approved conversion of the garage into an annex

Patio area at the front of the property with views of St Aubins Bay.

Plenty of parking

Large double garage

Fully enclosed lawned

Services

All mains services excluding gas.

New electric WiFi central heating

Fully doubled glazed.

Directions

Travelling east from Beaumont along La Route de la Haule, just after the pedestrian crossing the property is on the left hand side. Access to the garage and parking is along the perquage.

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

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