



FC307

**PENTHOUSE EAST, LONGBEACH GOREY COAST
ROAD, ST. MARTIN, JERSEY, JE3 6EU**

Asking Price

£1,795,000

FINE & COUNTRY
JERSEY

Property details

SHARE TRANSFER - We are delighted to present this outstanding second-floor penthouse beach apartment to the market, boasting magnificent views from the iconic Gorey Castle across the harbour and along Longbeach as far as the eye can see! With a fully-fitted kitchen, spacious living room and separate dining space, this bright and spacious property also features three well-appointed bedrooms, two modern bathrooms, a convenient WC and offers just under 2000sqft of luxurious living. The apartment is equipped with gas-fired central heating and offers private, secure lift access directly to your penthouse front door. The living area extends onto a gloriously sunny and private south-facing balcony through tri-fold doors, perfect for soaking in the coastal ambiance and enjoying the panoramic sea-views.

Enjoy exclusive private beach access and the convenience of two parking spaces, plus additional visitor parking. Located in the heart of Gorey, with all of its amenities right on your doorstep, this exceptional penthouse apartment provides the ultimate blend of luxury and convenience in a truly stunning setting.

Outside

Stunning 3 bedroom/2 bathroom penthouse apartment

Parking for 2

Services

All mains services with gas central heating

Fully double glazed

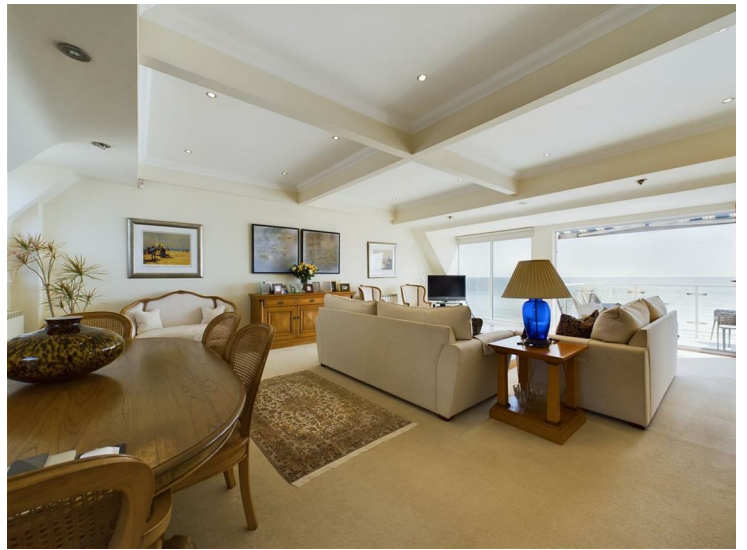
Direct, private lift access

Service charge of £1,679.45 per quarter which covers buildings insurance, lift maintenance, window cleaning and gardeners

Directions

Proceed towards Gorey, go past Beach road turning and Longbeach apartments are located opposite Pres de Douet on the RHS





Approximate total area⁽¹⁾

1919.96 ft²

Balconies and terraces

143.38 ft²

Reduced headroom

128.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.