



The Highstreet Town House

La Tour

La Rue Du Crocquet

St Brelade

JE3 8BZ

£1,995,000

FC141

FLYING FREEHOLD - 2.1(e) Approved, Situated On The Charming Cobbled High Street Of St. Aubin. Situated on the charming cobbled high street of St. Aubin in the island's southwest, this impressive four-storey residence features a striking columned façade.

The upper reception rooms and large sun terrace, accessible from the sitting room, offer stunning panoramic views over the scenic harbour, the fort, and the expansive St. Aubin's Bay. This four-bedroom home is a true gem.

The ground floor provides a guest bedroom suite and convenient laundry facilities. On the first floor, you'll find two en suite bedrooms, one with access to a rear terrace. The second floor boasts a spacious kitchen/diner with bay views and a main bedroom suite with bifold doors opening to the rear garden.

The top floor is dedicated to a large sitting room with southern exposure and doors leading to a generous balcony, ideal for entertaining and taking in the magnificent views over the bay and harbour.

The property also includes secure parking for two cars.

Just a short walk down the high street brings you to the heart of St. Aubin Village, where you can enjoy a variety of restaurants and cafes around the harbour or stroll along the picturesque promenade stretching the length of the bay. For swimming and water sports enthusiasts, the beach and its facilities are nearby.

Perfect for a family with young adults, this property offers a prime location in the western part of the island, close to the sea, beach, and a frequent bus route.

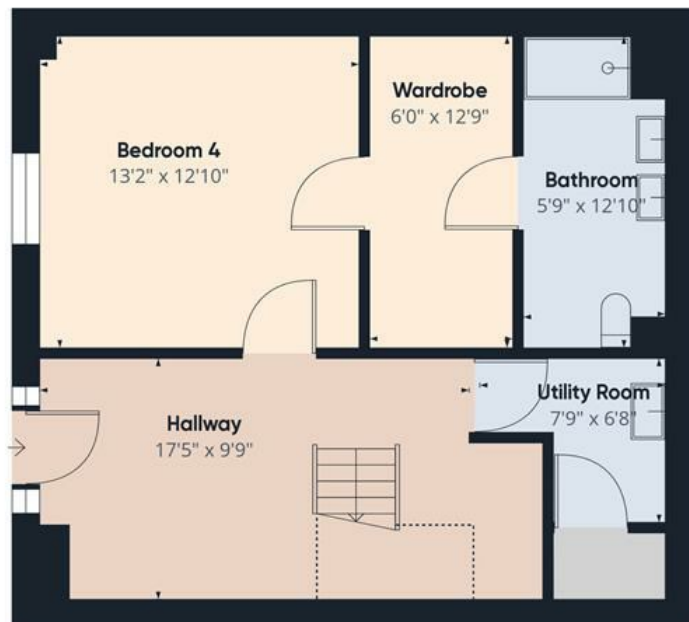












Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2135.67 ft²

Balconies and terraces

193.54 ft²

Reduced headroom

24.65 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

Outside

Rear terraced area
Terrace to the front of the property with stunning views
Underground parking for 2 cars

Services

All mains & electric underfloor heating

Directions

Heading up Mont de la Rocque, take the left fork and La Tour development is the new development on the right hand side.

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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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