



# Tides Reach

La Neuve Route  
St. Brelade  
Jersey  
JE3 8BS

£2,950,000

FC270

**FREEHOLD - OPEN TO OFFERS** - This is a rare opportunity to own a substantial five bedroom property that is positioned on the edge of St Aubin's Village; a picturesque fishing harbour in the west of the island with a vibrant community.

Tides Reach is a versatile property offering 4 spacious bedrooms in the main house and a large ground floor four-room guest apartment, that exudes a blend of modern luxury and awe inspiring natural beauty.

The main residence, located on the 1st and 2nd floors, boasts four generously-sized bedrooms, each designed with comfort and aesthetics in mind. Large windows allow spectacular, ever-changing sea view panoramas and natural light to flood the living spaces, creating an inviting ambiance and here, on the first floor, you will find a lounge, dining room, eat-in kitchen, large games room and a bedroom suite. The second floor offers 3 further bedrooms, all of which are en-suite and have walk-in wardrobes and an attractive atrium hallway providing access to the roof and rear of the building.

The principal bedroom and kitchen terraces provide enough outdoor space to enhance your lifestyle, ensuring you make the most of the spectacular scenery. The ground floor guest suite offers a bedroom, bathroom, a second room, a well-appointed kitchen, lounge, and its own entrance. It's a space designed for convenience and flexibility; perfect for guests, family members, or even as a rental opportunity. In addition to this is space for a lift, a large integral garage and close by is a public carpark and roadside parking.

Located on the outskirts of St Aubin's Village, this property offers the best of both worlds – a beach lifestyle and easy access to village amenities. You'll be a short stroll away from charming coffee shops, restaurants, and recreational activities.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

4790.53 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

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

GIRAFFE360

**Outside**

Two large terraces, one accessed via the kitchen or hall and the other from the main bedroom suite.

Potential for roof terrace, subject to planning requirements and permission.

**Services**

Mains water and drainage.

Oil fired central heating upstairs.

Gas heating in the ground floor apartment.

Mains gas for cooker.

**Directions**

Heading along La Neuve Route towards St Aubin, this property is located on the right hand side just before the quarry car park.

**Call us on**

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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.