



FINE & COUNTRY
JERSEY

Falaise

Avenue du Petit Mont
St Helier
JERSEY
JE2 4UT

£1,450,000

FC234

FREEHOLD - Welcome to Falaise—an imposing and beautifully presented detached residence, conveniently in a prestigious, elevated position that captures uninterrupted sea views across the picturesque bay of Greve D'Azette. This remarkable home offers the perfect blend of privacy, space, and coastal living, all within a short walk of both the beach and St. Helier's vibrant town centre.

Spanning approximately 2,639 square feet over three well-designed floors, Falaise provides flexible, family-friendly accommodation with a layout that can adapt to suit a variety of living arrangements. Whether you're looking to accommodate a growing family, host multi-generational living, or simply enjoy expansive space for entertaining, this home has it all.

On the main floor, spacious living and dining areas open out to generous balconies, creating an effortless connection between indoor and outdoor spaces. These elevated terraces provide stunning viewpoints over the garden and the shimmering sea beyond.

The home offers five well-proportioned bedrooms, including a principal suite with ensuite bathroom and private balcony. Four good size bathrooms are spread throughout the property. What truly sets Falaise apart is the inclusion of a kitchen on each floor, providing exceptional flexibility—ideal for guest accommodation, extended family, or even the potential to create a self-contained apartment.

Outside, the rear garden is a true oasis. Landscaped for both beauty and function, it features a generous lawn area perfect for children's play or family gatherings. Multiple patios invite you to enjoy al fresco dining throughout the day, from morning coffee to evening barbecues.













Approximate total area⁽¹⁾

2639.54 ft²
245.22 m²

Balconies and terraces

268.13 ft²
24.91 m²

Reduced headroom

21.3 ft²
1.98 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Conveniently close to the beach, restaurants, local pubs and town. Jersey's best schools are within walking distance or a short drive away.

South facing garden with outdoor heated swimming pool

3 generational property

There is parking for several vehicles-so plenty of space for family, staff, tenants, and friends.

Services

All mains

Oil fired central heating

Directions

Travelling up South Hill passing the learning car reversing bays on your right, take a left before the thatched roof and Falaise is halfway down on your right.

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.