



23 Fallu Farm

Le Mont Fallu

St Peter

Jersey

JE3 7FS

£695,000

FC078

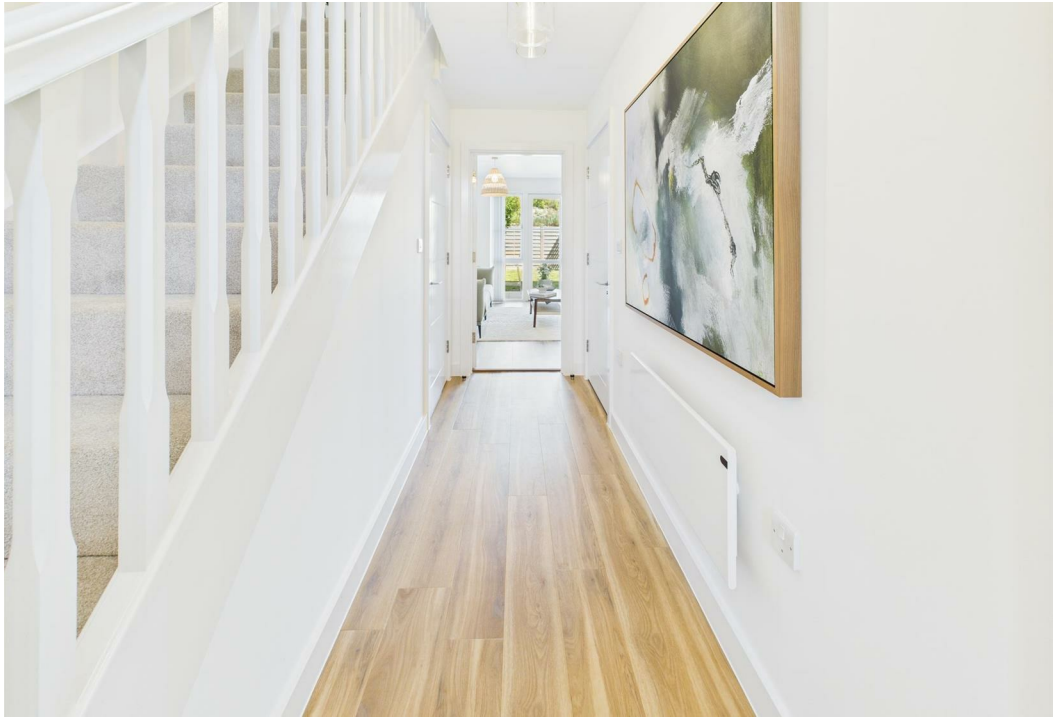
FREEHOLD - FANTASTIC SHOW HOUSE - Perched above St. Peter's Valley and surrounded by mature woodlands, Fallu Farm is an exceptional new residential development offering a collection of beautifully designed 2 and 3 bedroom homes. With a total of 25 properties, this unique community blends contemporary and traditional design, rural charm, and modern convenience, making it an ideal choice for families, couples, and individuals alike.

This particular two bedroom home features generously sized bedrooms, both sharing a bright and stylish house bathroom. The ground floor offers a spacious kitchen and lounge, enhanced by large windows that lead onto a private terrace, creating a perfect space for relaxation or entertaining.

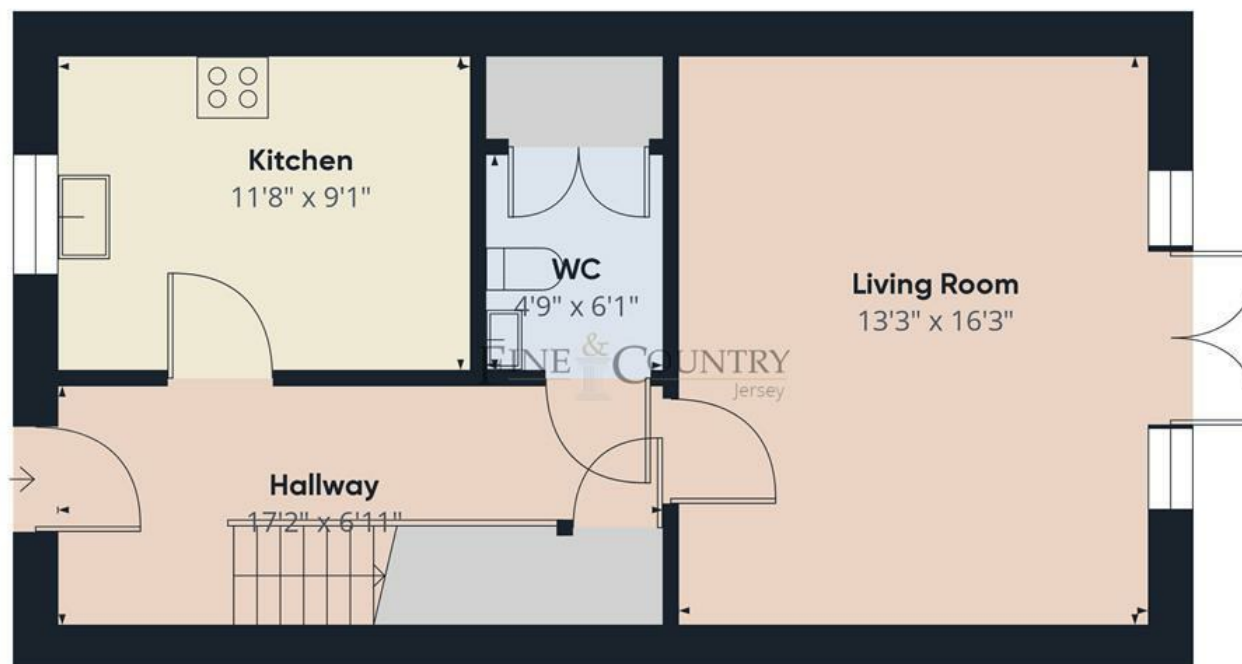
Located with direct access via St. Peter's Valley or the inner road, Fallu Farm provides a convenient commute to the bustling hub of St. Helier. Nearby routes also lead to Jersey's stunning western coastline, home to some of the island's most pristine beaches. For alternative transportation, a cycle track is just a short ride away, and the Number 8 bus route is conveniently located at the base of the hill. Whether you're running errands, enjoying time with friends, or handling school drop-offs, everything is within easy reach. Families will also benefit from the variety of excellent schools in the area.

Each property at Fallu Farm features a private rear garden, a charming communal green at the front, allocated parking, and ample visitor spaces, offering both comfort and practicality in a picturesque rural setting.





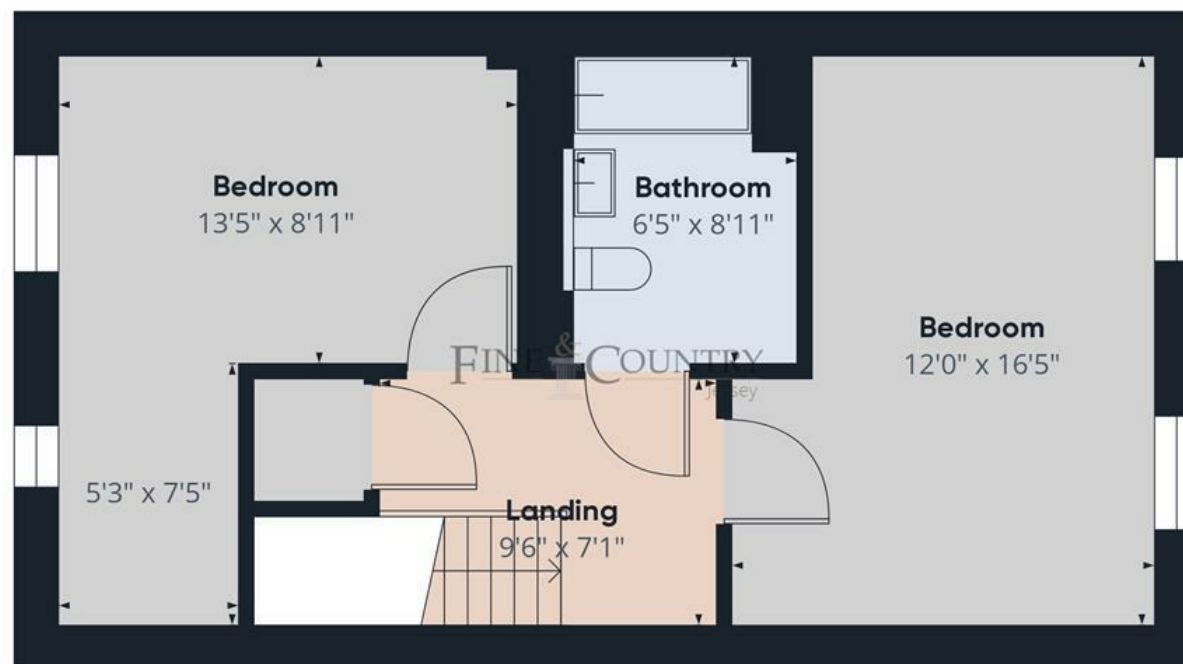




Ground Floor

Approximate total area⁽¹⁾

944.73 ft²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Outside

Garden to the rear and communal green to the front of the development
2 allocated parking spaces
8 visitor spaces
2 electric car visitor parking charging points

Services

Service charges £1,709 PA (breakdown available)

Directions

At the top of Beaumont Hill roundabout, carry on towards St Peters Village and take the 2nd right into Le Mont Fallu. the development is on the LHS and makes the corner.

Call us on

01534 888855

jersey@fineandcountry.com

www.fineandcountry.je

5 King Street, St Helier, Jersey, JE2 4WF

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.