



FC140

**FALKIRK, NO 2 COASTLAND LA GREVE D'AZETTE, ST.  
CLEMENT, JERSEY, JE2 6PU**

Asking Price

**£735,000**

**FINE & COUNTRY**  
JERSEY

## Property details

FREEHOLD - This spacious and beautifully presented two-bedroom family home enjoys an enviable location close to the beach, within comfortable walking distance of the town centre and conveniently positioned along a popular bus route.

Offered in true walk-in condition, the property benefits from a desirable south-facing aspect, allowing natural light to flood the generously proportioned accommodation throughout. The ground floor comprises a welcoming open-plan lounge and dining area flowing through to a well-equipped kitchen with adjoining utility room — ideal for both everyday living and entertaining. A W.C. and useful under-stairs storage complete the ground floor accommodation.

Upstairs, there is a spacious principal double bedroom to the front featuring bay windows and fitted wardrobes, along with a second double bedroom to the rear. A modern house shower room and separate W.C. complete the first floor. The boarded attic provides excellent additional storage space.

This superb home offers excellent lifestyle appeal, with well-maintained front and rear areas, convenient parking for two vehicles, and ample further storage throughout.

A fantastic opportunity to acquire a wonderful home in a highly sought-after location. Early viewing is strongly recommended.

## Outside

Two parking spaces to the rear with further room for motor bikes/scooters

Easy access to rear yard and basement storage

Vented fixed BBQ

Low maintenance, south facing garden

Close to all amenities, beach 100 meters, walk to town, No.1 Bus routes, Shops near by

## Services

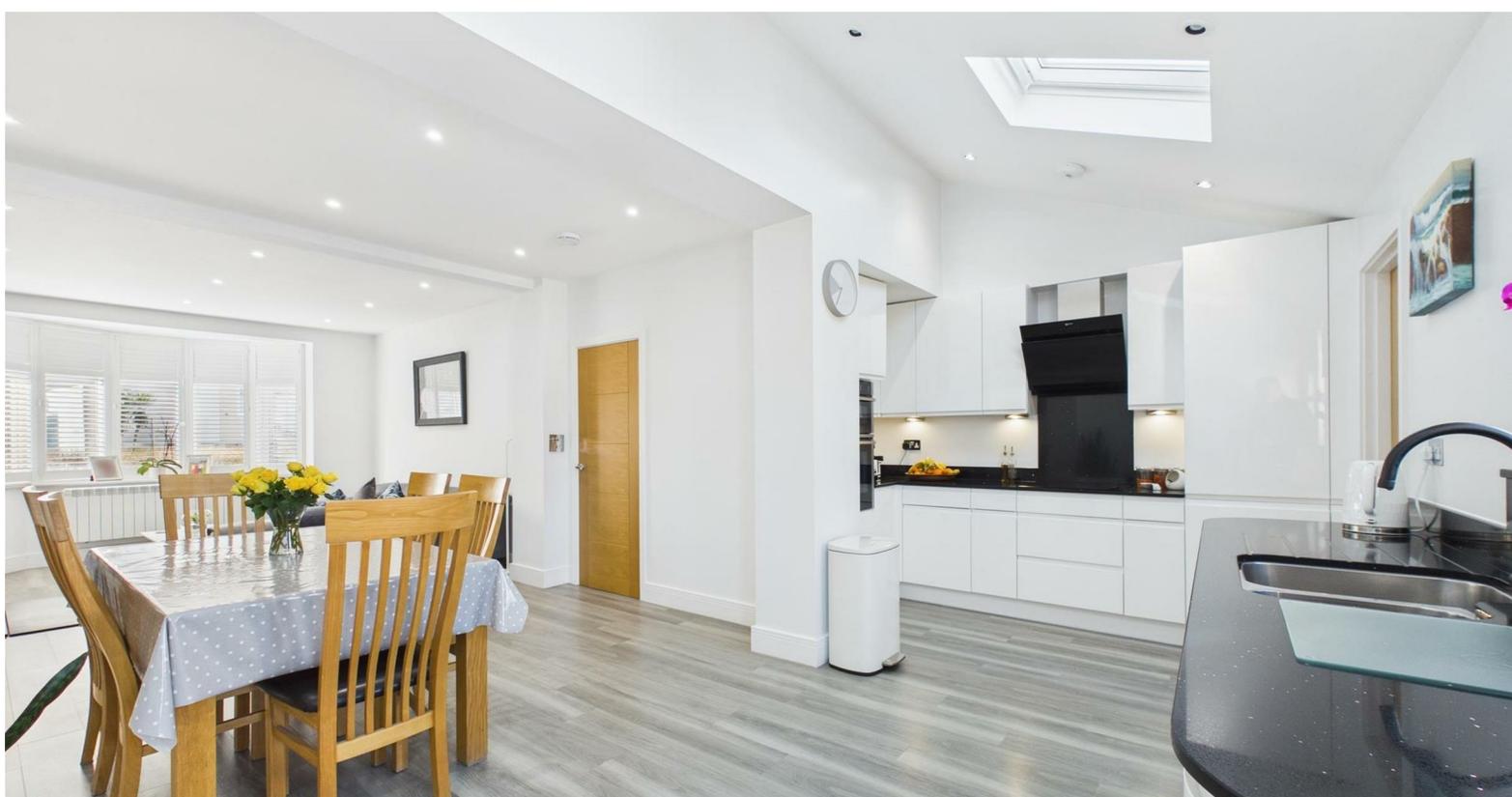
All mains services (except gas). Electric central heating

Wood burner in lounge.

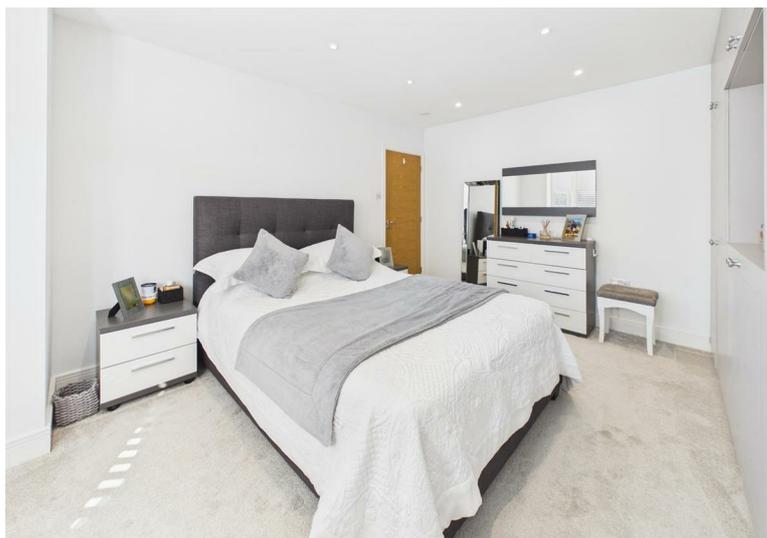
New roof and insulation completed January 2026. Over last few years all electrics & plumbing upgraded with new windows and flooring through out to highlight a few.

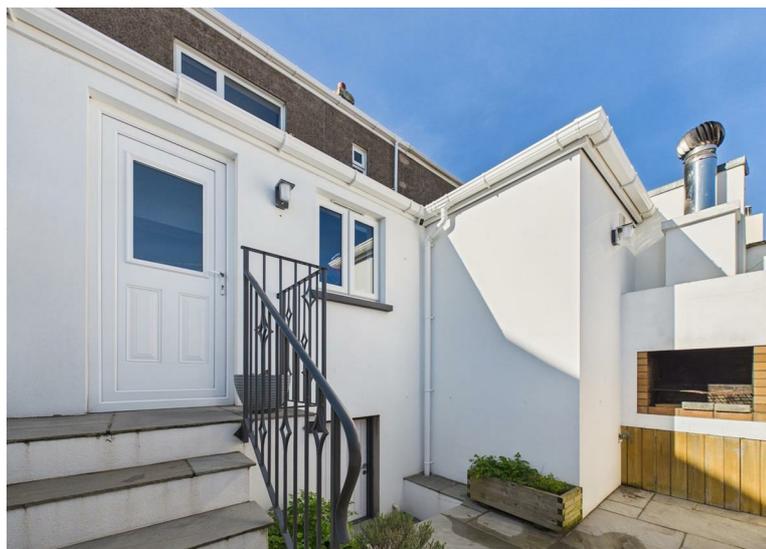
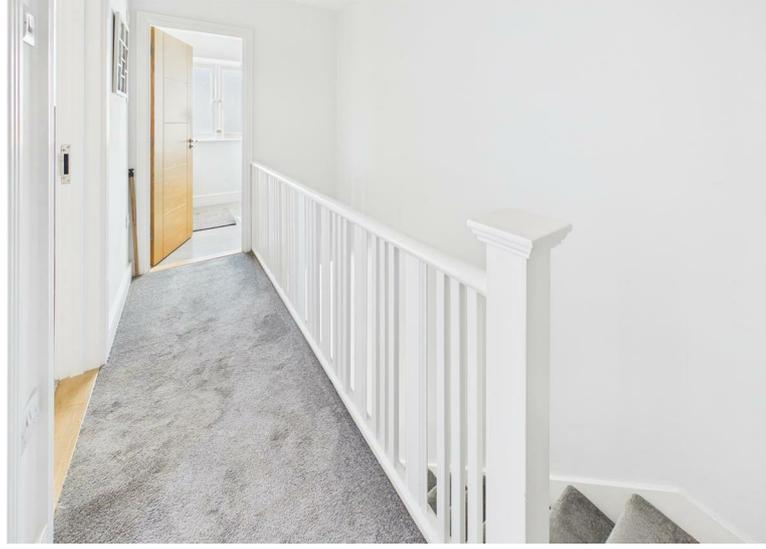
## Directions

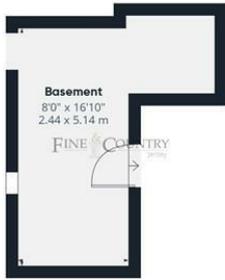
Access to the front door is from St Clements Coast Road, however by car turn into Green Road from the coast road and take drive signed Coastlands Avenue on right approx 50 yards after junction. No 2 is about 100 meters along



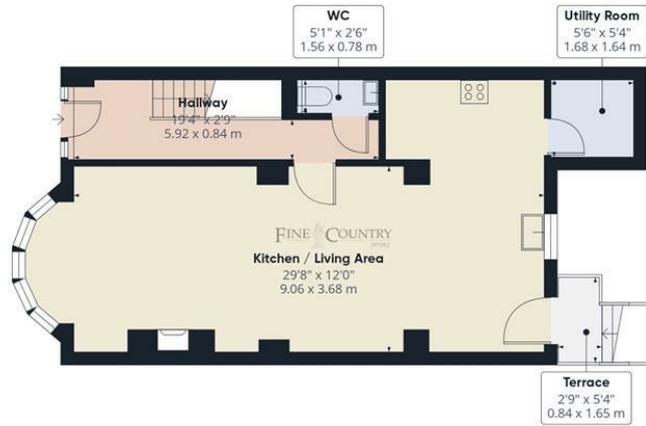








First Floor



Ground Floor



Floor 1



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

1076 ft<sup>2</sup>  
100 m<sup>2</sup>

Balconies and terraces

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.