



FINE & COUNTRY
JERSEY

Apt 6 Seagrove

La Rue De La Corbiere
St. Brelade
JE3 8HN

£530,000

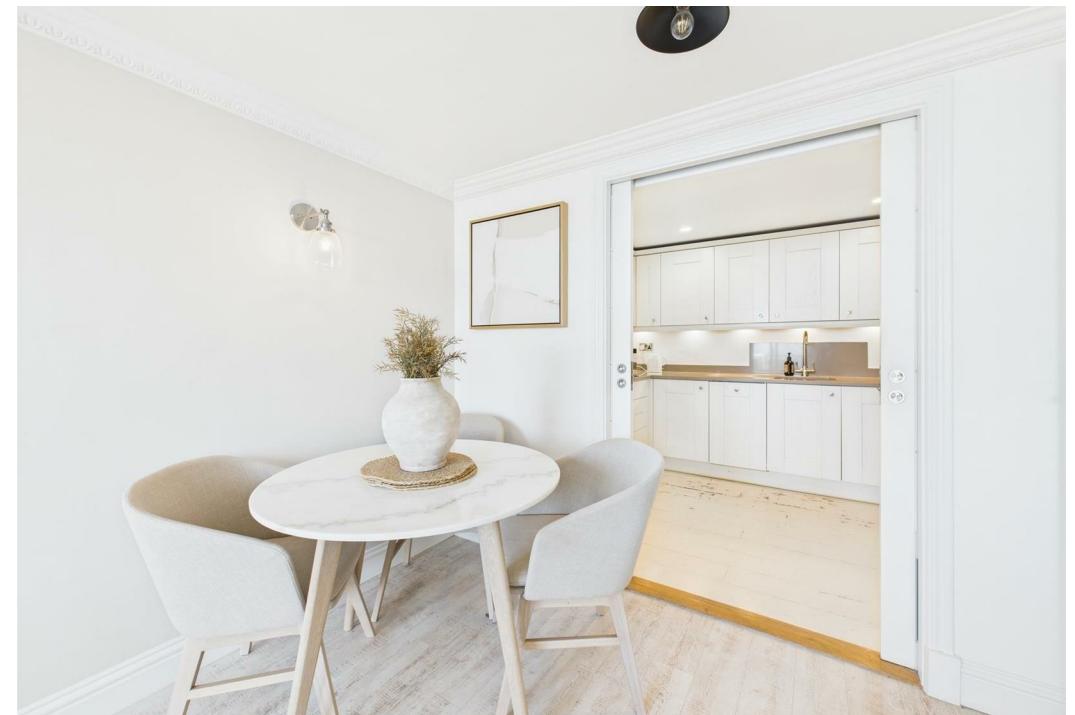
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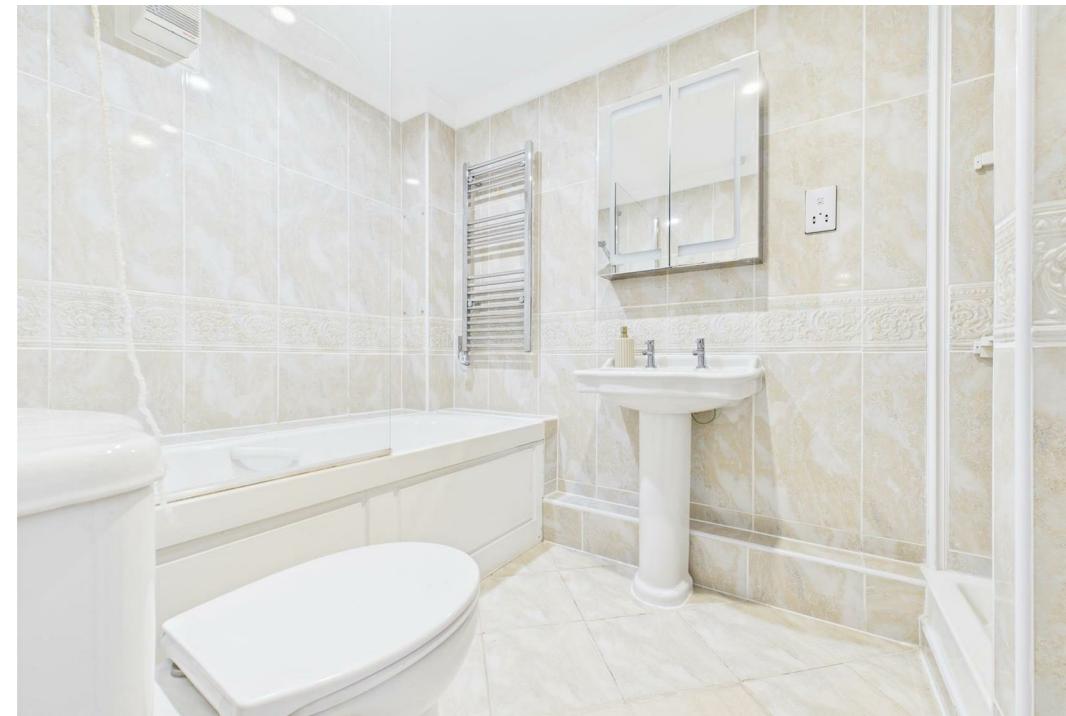
FLYING FREEHOLD - SOLE AGENT - This exceptional coastal apartment in the esteemed Seagrove Court development is a true gem. Just a short stroll from the iconic Corbiere Phare and the scenic cliff paths, this property offers both convenience and stunning natural beauty.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the apartment. The separate kitchen is well-appointed, providing a functional space for culinary endeavours. The primary bedroom is a tranquil retreat, featuring built-in wardrobes and an en-suite bathroom for added privacy and comfort. A second double bedroom offers ample space for guests or family, while the house bathroom serves as a stylish and practical addition.

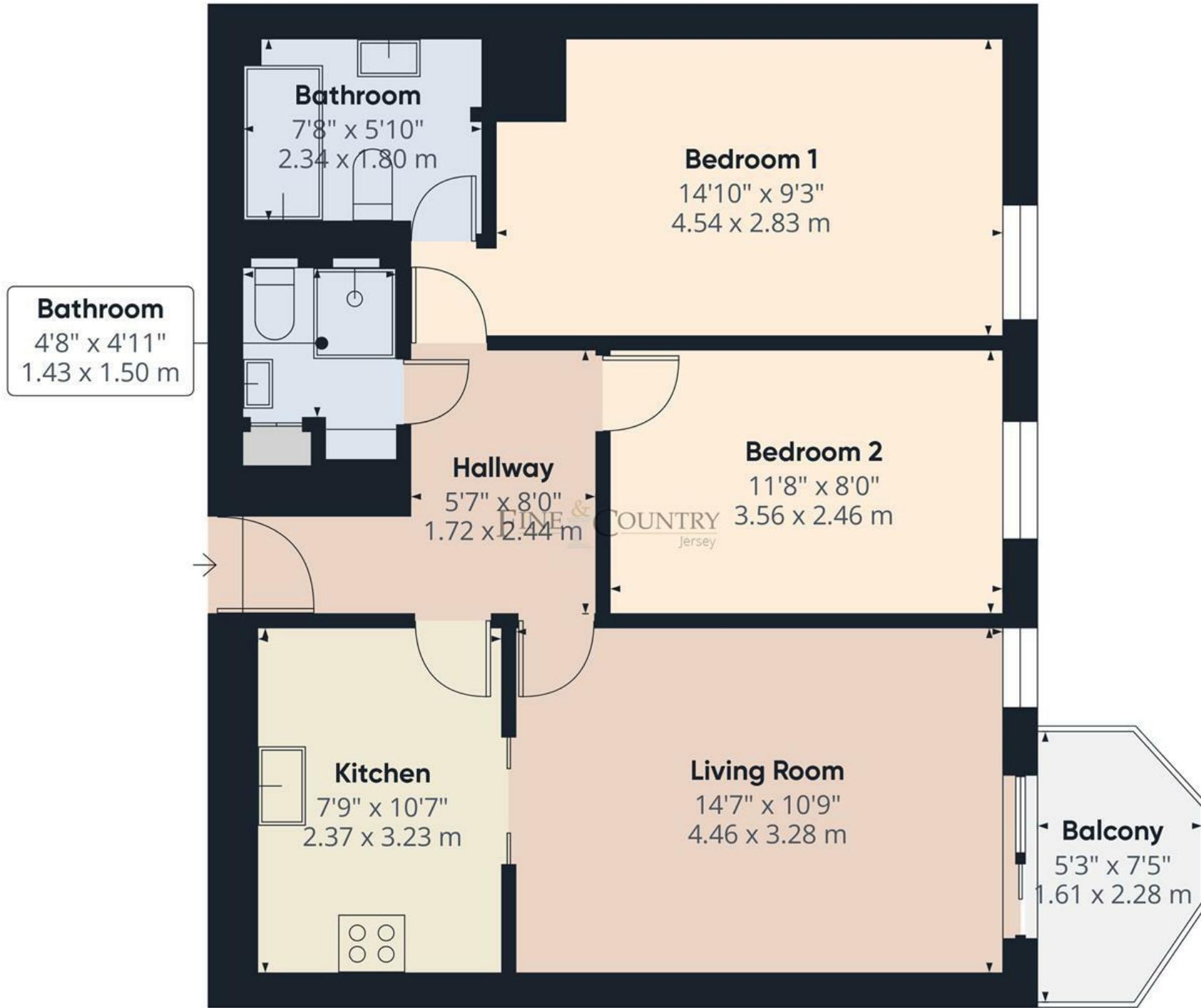
The highlight of this apartment is undoubtedly the spacious sitting room, which is bathed in natural light and seamlessly flows onto a west facing balcony. From here, you can enjoy breathtaking views over Corbiere and St Ouen's Bay, making it the perfect spot to unwind and soak in the coastal atmosphere.

Externally, the property boasts two designated parking spaces, ensuring convenience for residents and visitors alike. This apartment is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, elegance, and proximity to the stunning coastal scenery that St. Brelade is renowned for. This property is an opportunity not to be missed.









Approximate total area⁽¹⁾

611.17 ft²
56.78 m²

Balconies and terraces

34.23 ft²
3.18 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Outside

West facing balcony

1 Parking space undercover

1 Parking space on outside level.

Ample visitor parking.

Storeroom.

Services

All mains except gas.

Electric underfloor heating.

Service Charge - approx £600 per 1/4

The service charge covers communal electric, plumbing, lift maintenance, management fee, general maintenance, building insurance, rubbish removal & bin cleaning, cleaning of communal areas

Directions

The entrance to Seagrove Court is located immediately after the Old Station house and bus stop on the right as you head towards Corbiere.

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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.