



No 1 Clos De Jambart

La Rue De Jambart
St. Clement
Jersey
JE2 6LA

£1,350,000

FC196

FREEHOLD - Welcome to an exceptional home in the heart of St. Clement – An exquisite development of two meticulously crafted new build homes, situated on a tranquil lane just a stone's throw away from the beach, schools, and a myriad of amenities.

Each of these stunning residences features four spacious double bedrooms, providing ample space for both family and guests. With three luxurious bathrooms, including two ensembles, comfort and convenience are paramount.

At the heart of these homes, a substantial open-plan living area awaits, adorned with bi-fold doors that seamlessly merge indoor and outdoor spaces, perfect for entertaining or simply enjoying the sun. The high-specification, fully integrated kitchen, complete with a center island, beckons culinary enthusiasts, while a separate utility room with a cloakroom adds practicality to luxury living.

For moments of relaxation, retreat to the separate lounge room, offering a cozy haven away from the hustle and bustle of daily life. Underfloor heating, installed throughout via air source heat pumps, ensures efficiency and comfort throughout the homes.

Parking is a breeze with an integrated garage providing space for two cars, while front and rear sunny lawned gardens offer tranquil outdoor retreats for residents to enjoy.

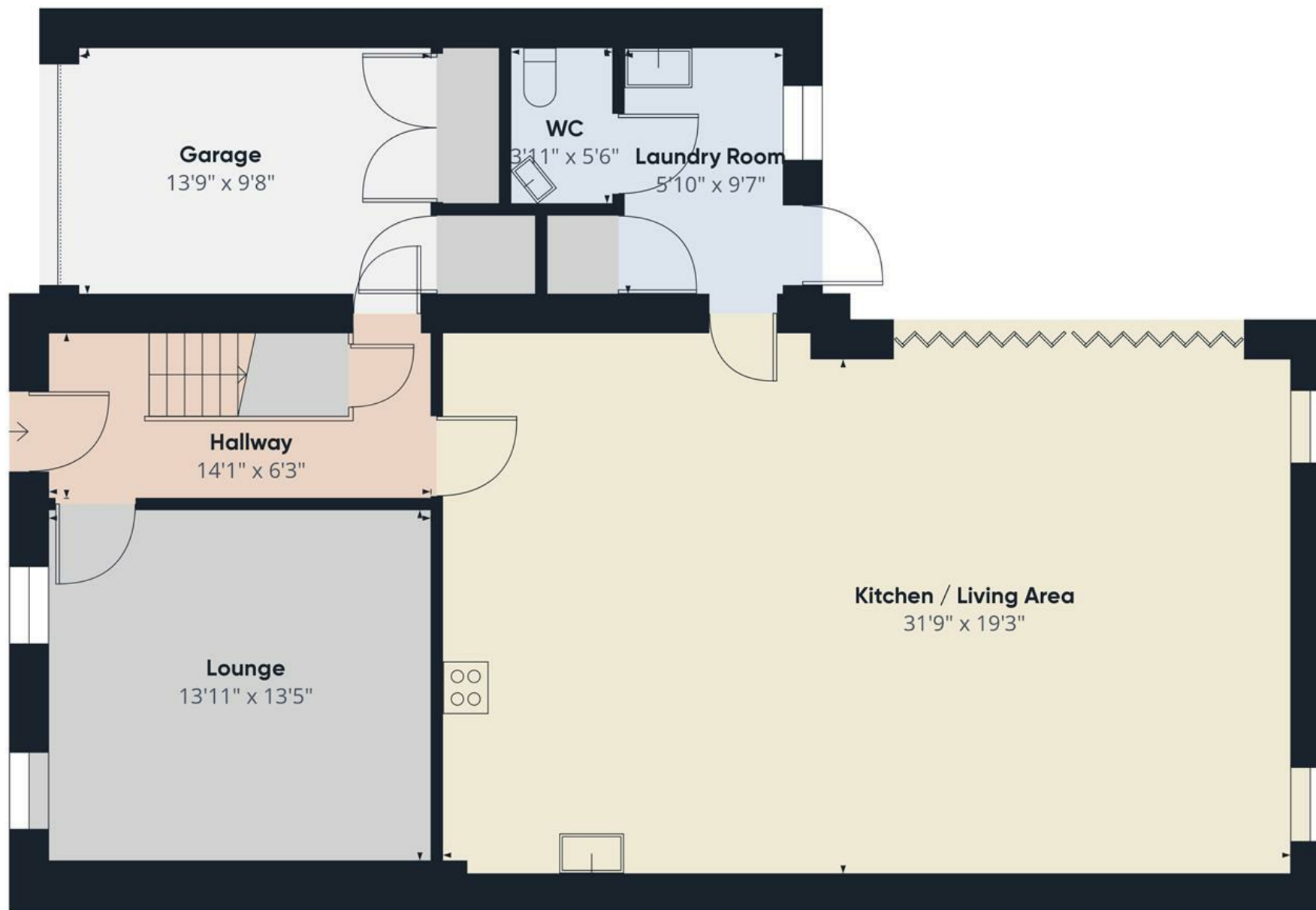
Conveniently located just minutes from the beach, primary and secondary schools, supermarkets, and excellent bus routes, these homes offer a lifestyle of unparalleled convenience and luxury in Jersey Channel Islands. Don't miss your chance to make one of these exquisite residences your own.











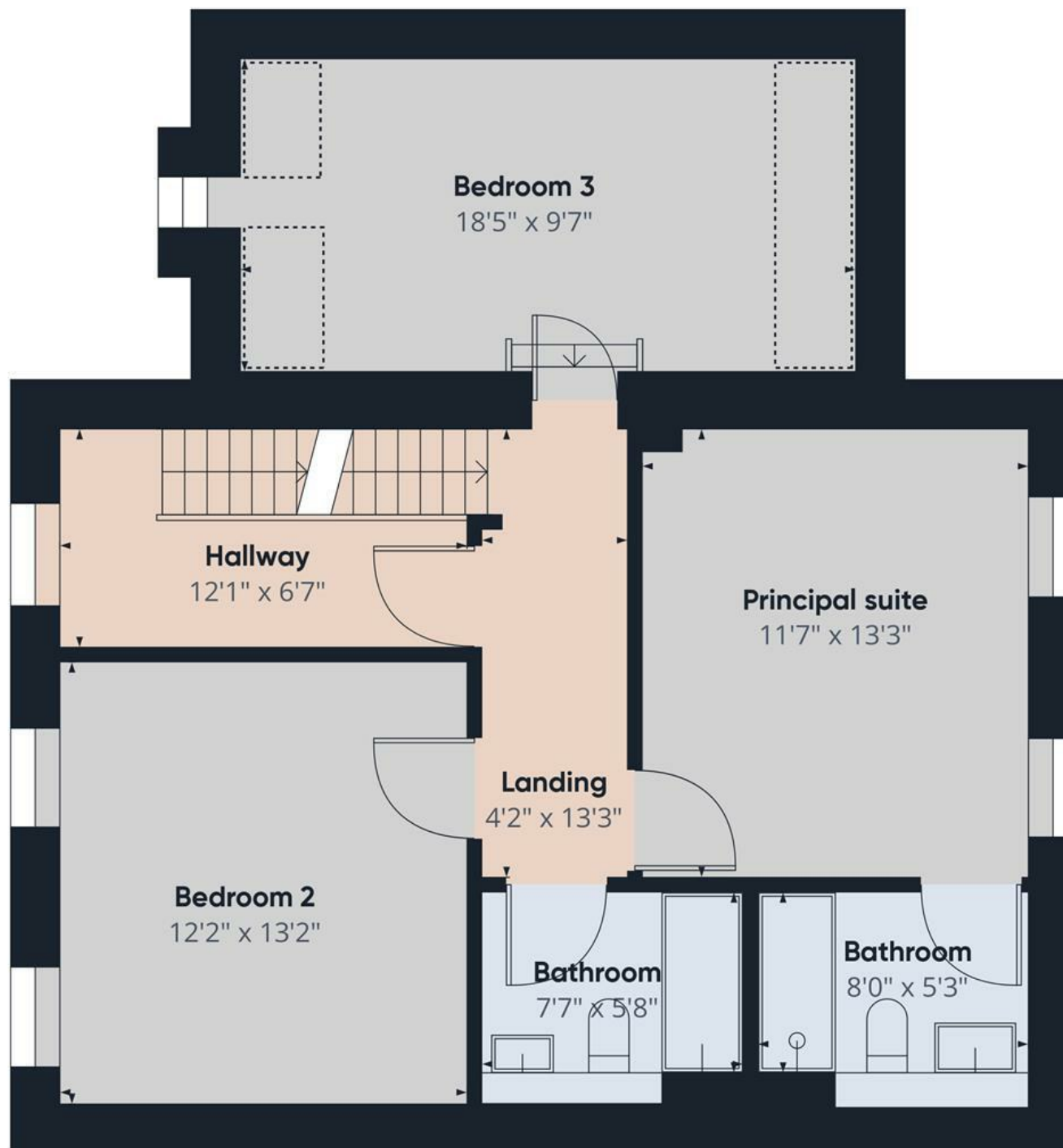
Approximate total area⁽¹⁾
1170.9 ft²

(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.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

743.68 ft²

Reduced headroom

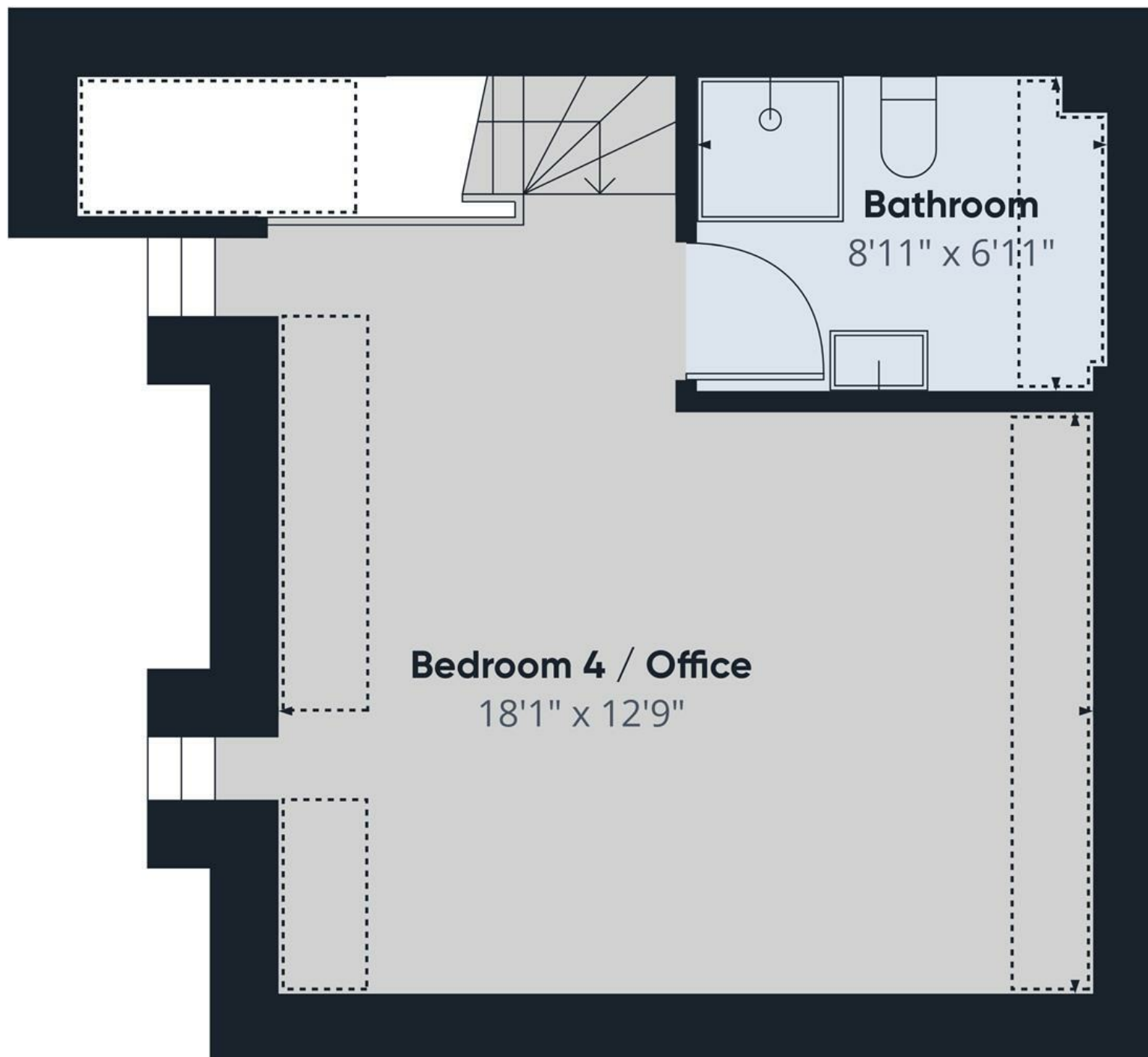
40.69 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Floor 2

Approximate total area⁽¹⁾

335.73 ft²

Reduced headroom

153.06 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Outside

Parking is a breeze with an integrated garage providing space for two cars, while front and rear sunny lawned gardens offer tranquil outdoor retreats for residents to enjoy.

Services

All mains excluding gas.

Mains drains.

Air source heat pump with wet electric underfloor heating installed.

Fibre broadband installed.

Electric garage door access.

Fully double glazed throughout.

Permeable driveway.

Directions

Proceed along the coast road towards Pontac, once you approach Pontac slip take the left into Rue de Jambart. Drive up this road and you will see the house on your right-hand side.

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.