



**11, Clos du Rivage Gorey Coast Road, Grouville, Jersey, JE3 9FA**  
**£1,495,000**

 **Slomans**

## Gorey Coast Road, Grouville, JE3 9FA

New Price: Welcome to this immaculate five-bedroom Georgian-style detached home, perfectly positioned within the exclusive and highly desirable Clos du Rivage development, just a stone's throw from the beach and the heart of Gorey Village. This spacious family home offers the rare combination of elegant design, generous living spaces, and unbeatable location—all within easy walking distance of local shops, cafes, restaurants, and the picturesque Gorey Harbour. Cont'd....

Set over two floors, the property boasts four double bedrooms on the first floor, including a large master suite with ensuite bathroom and fitted wardrobes in each room. On the ground floor, a versatile study doubles as a fifth bedroom, accompanied by a wet room, separate cloakroom/WC, utility room, and a spacious eat-in kitchen. The central hallway leads into a bright, L-shaped living and dining room—perfect for family living and entertaining.

Outside, the home is surrounded by beautifully maintained gardens, with two separate sun-drenched terraces ideal for alfresco dining or relaxing in the sunshine. A generous single garage sits to the side, with private driveway parking for two cars and additional visitor parking directly in front. The property also benefits from oil-fired central heating, full double glazing, and is presented in pristine condition throughout.

This is a truly special home, combining timeless character with modern convenience in one of the island's most sought-after coastal locations—available immediately for its next chapter.

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

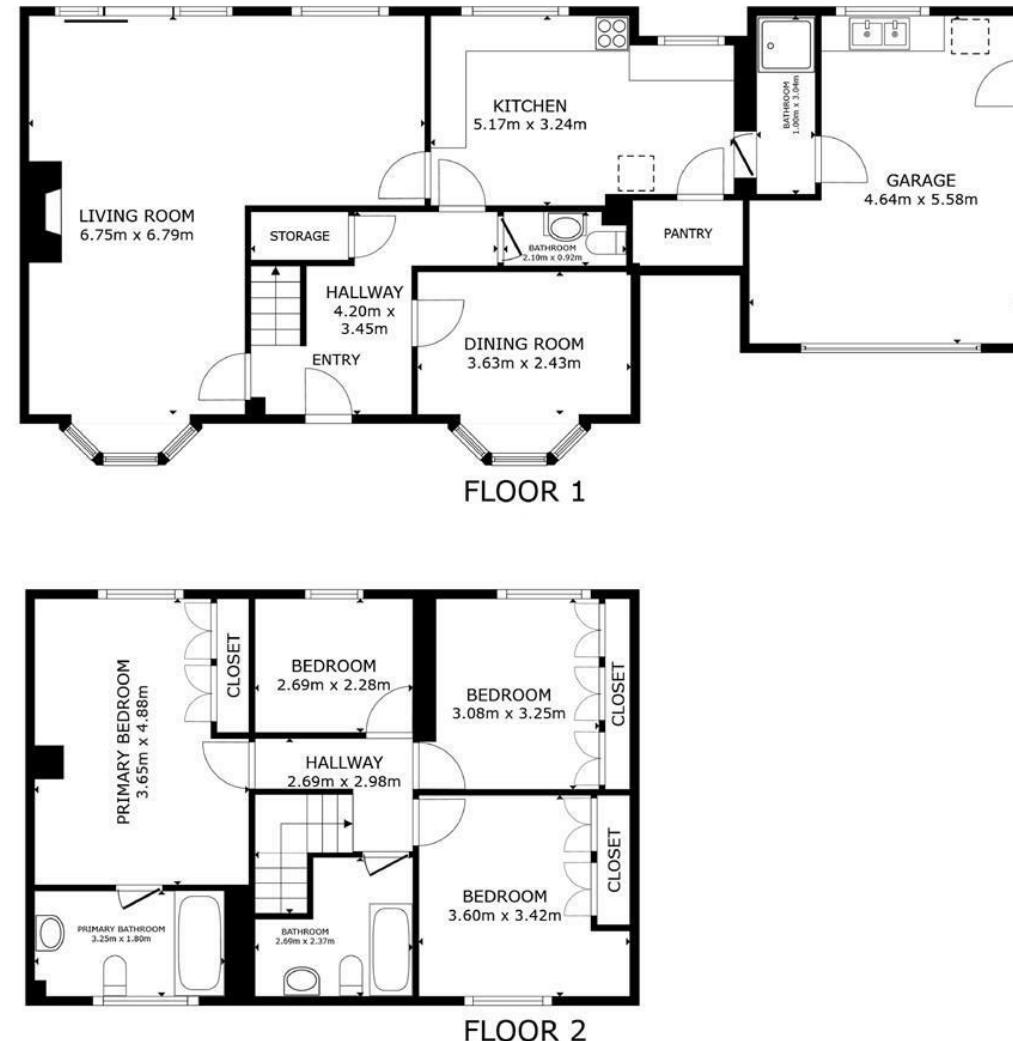
### ANTI MONEY LAUNDERING REGULATION

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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### SERVICES

OFCH. Double glazing throughout





GROSS INTERNAL AREA  
FLOOR 1 83.0 m<sup>2</sup> FLOOR 2 68.7 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 22.0 m<sup>2</sup>  
TOTAL : 151.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

