



23 Priory Farm, La Grande Route De St.Clement

£595,000

BROADLANDS

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Nos Derniers Sous, 23 Priory Farm, La Grande Route De St. Clement

23 Priory Farm, La Grande Route De St.Clement

Heading east from Georgetown go past Le Rocquier School and around the bend, look out for the entrance to Priory Farm which is set back from the main road on the RHS.

- Two double bedroom house in St Clement
- Separate fitted kitchen
- Garden room / home office
- Close to schools and short walk to Le Hocq pub and beach
- Easy to maintain secure south facing garden
- Driveway parking for two plus garage
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



Nos Derniers Sous, 23 Priory Farm, La Grande Route De St. Clement

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Two double bedroom house located in a quiet cul-de-sac in St Clement

Much loved semi-detached house in 'Priory Farm' on the market for the first time in over twenty years. The bright and light ground floor accommodation comprises; entrance hall, separate fully fitted kitchen, good size lounge diner and sunroom / second reception. On the first floor you will find two double bedrooms both with plenty of fitted wardrobes and a house shower room. To the exterior there is a long single garage which has a workbench area to one end but could be made into a good size utility area if required. In addition there is a garden room which makes the perfect home office / hobby room or large store. This well maintained property also offers a secure, low maintenance south facing garden. As well as the garage there is driveway parking for two vehicles. Ideal down size or step on the ladder. Perfectly situated near a frequent bus route, a short stroll to Le Hocq pub, the beach and easy access to schools. Contact the vendors sole agent to arrange your viewing today.





Living

Large lounge diner running the full depth of the property. Doors open to good size sunroom / second reception. Fully fitted kitchen with integrated appliances and window to garden. Extension to rear of garage offers a garden room used as home office or hobby room.

Sleeping

Two good size double bedrooms both with fully fitted furniture / wardrobes (bedroom two currently used as large single but can be changed back). House shower room to first floor.

Outside

Low maintenance secure south facing garden.

Services

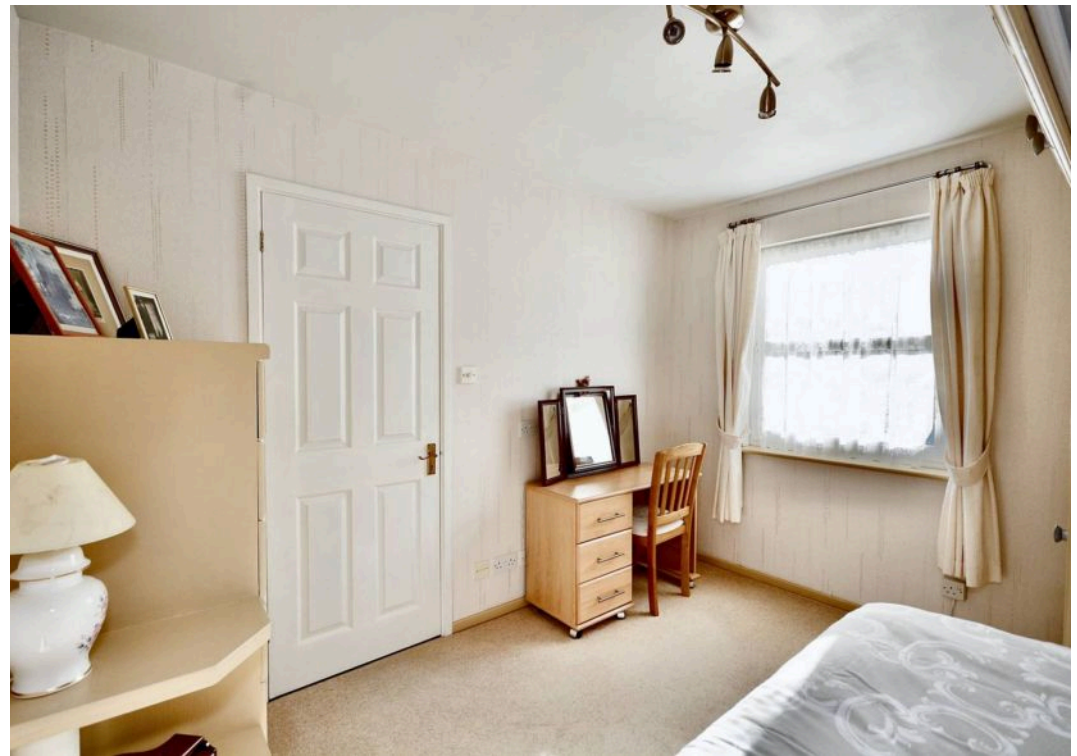
All mains (excluding gas). Electric heating. Fully double glazed. Great loft storage mostly boarded.

Education

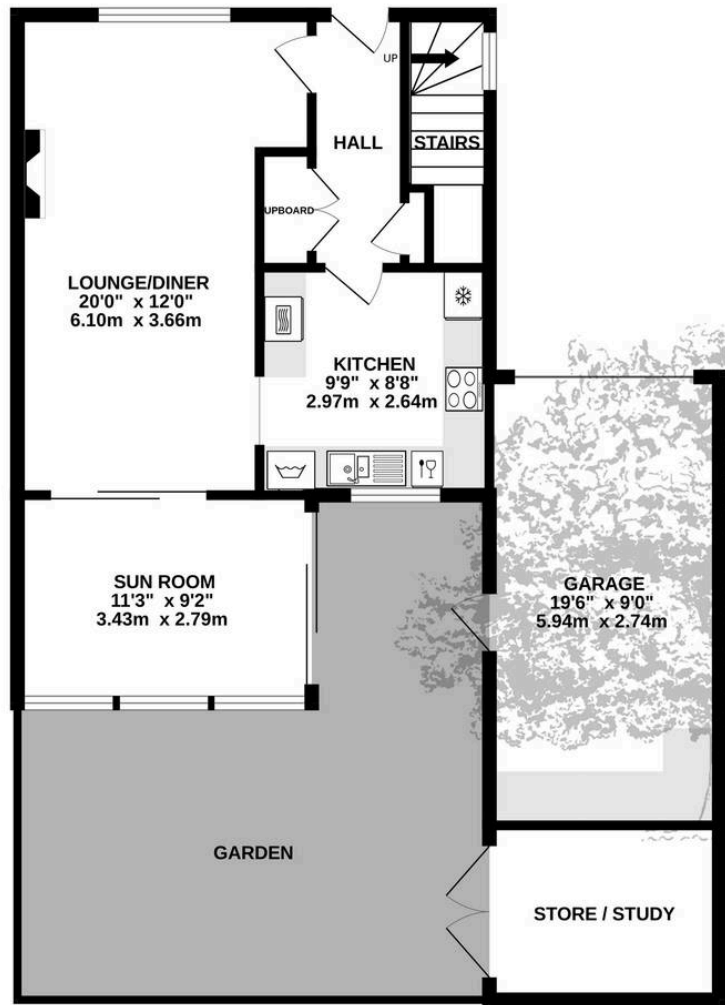
The house is in the catchment area for St Clement's primary and Le Rocquier secondary schools.



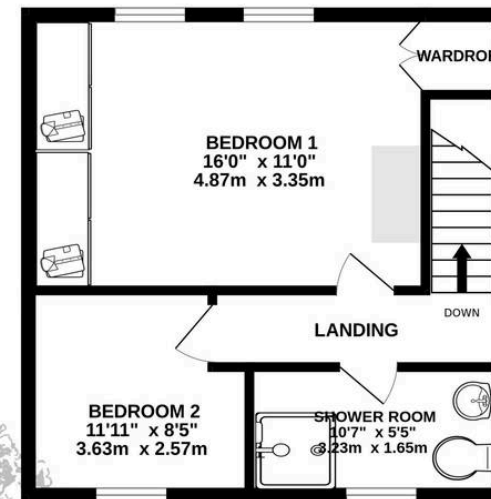




GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



23 PRIORY FARM

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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