



White Gates The Avenue, La Grande Route De La Cote, St. Clem

£899,000

**BROADLANDS**

FINDING YOU A HOME SINCE 1972



# White Gates The Avenue, La Grande Route De La Cote

St. Clement, Jersey

- Superbly refurbished detached home
- 3 double bedroom, 2 bathroom
- A stone throw from St Clements's beach
- Single garage and parking for 6 to 8 cars
- Sits on a large plot, ideal for further development
- No onward chain
- Great size 1,933 sq ft
- Sole agent
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)
- Call Charlie on 07700348421 or [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com)





# White Gates The Avenue, La Grande Route De La Cote

St. Clement, Jersey

This modern spacious three bedroom, two bathroom detached home has been superbly refurbished by the present owners and is only seconds from St Clement's beach. Sitting on a substantial plot, leaving further development potential to the property if required subject to planning. Downstairs the property comprises of; a stylish fully integrated new kitchen, separate utility room, cloakroom, generous lounge/diner with a functional fireplace and patio doors in to the garden and a double bedroom. Upstairs you have two large double bedrooms and two bathrooms (one en suite).

This gated home has parking for 6 to 8 cars and a single garage. With a large wrap around garden needing a little attention. This substantial property is nearly 2000 sq ft and only a stones throw away from the beach while being on a regular bus route and within walking distance to town. Broadlands are delighted to be sole agents and there is no onward chain.







### **Living**

Stylish new kitchen, separate utility room with door to the garage and garden. Cloakroom. Large lounge/diner with functional fireplace.

### **Sleeping**

Three double bedrooms, two bathrooms (one en suite).

### **Outside**

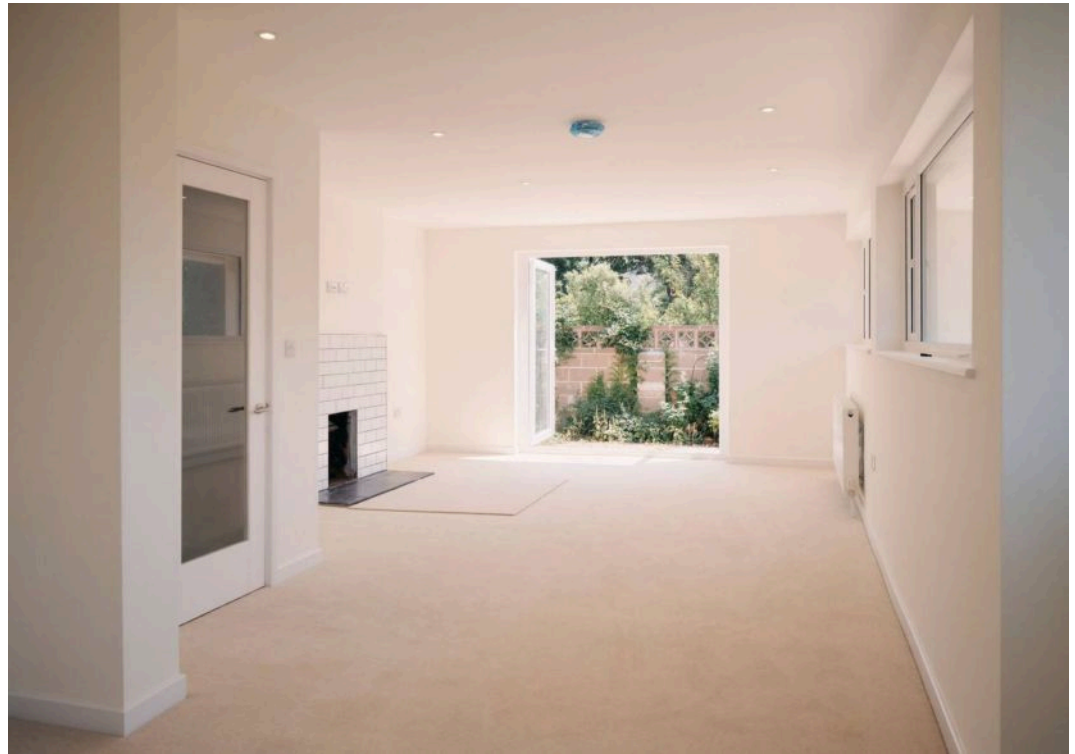
Large wrap around garden, part paved, part laid to lawn.

### **Services**

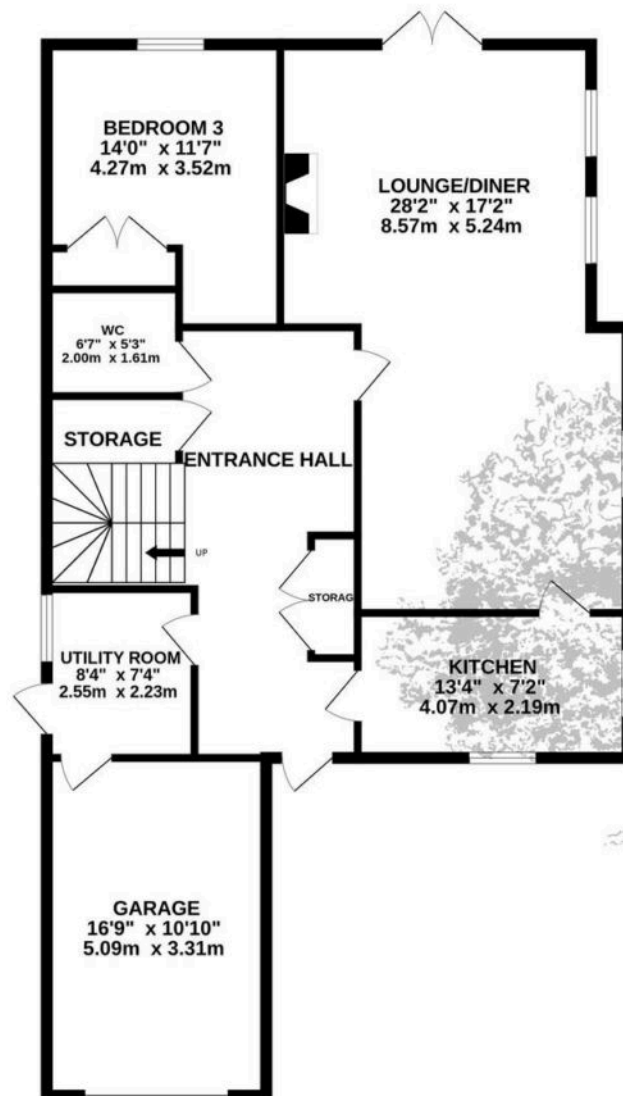
All main services, oil fired central heating. Double glazing.



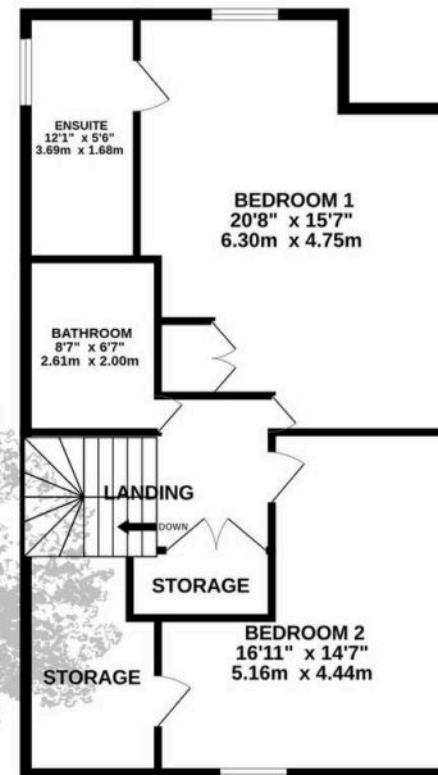




GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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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## Broadlands

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