



Natholi La Grande Route De La Cote, St. Clement

**BROADLANDS**

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# Natholi La Grande Route De La Cote

St. Clement, Jersey

- Semi-detached Three-bedroom bungalow in St. Clement
- Spacious open-plan living room, diner, and kitchen
- Sunny, secure low maintenance terrace garden, perfect for pets and alfresco entertaining
- Two double bedrooms, one with en-suite, and a single bedroom
- Separate house bathroom and utility area
- Recently redecorated including new doors and windows
- Just a minutes walk from Greve d'Azette beach
- Close to town, schools, and excellent transport links
- Private designated parking for two cars
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# Natholi La Grande Route De La Cote

St. Clement, Jersey

We are delighted to present this charming three-bedroom bungalow located in the sought-after parish of St. Clement, just a short stroll from the beach, town centre, and local schools.

At the front of the property, you'll find a spacious open-plan living room, diner, and modern fully integrated kitchen, opening onto a sunny terrace garden, perfect for entertaining, relaxing or letting the pets have outdoor space to roam freely and securely.

To the rear, the bungalow offers two generously sized double bedrooms (one with an en-suite), a single bedroom, a house bathroom, and a convenient utility area.

Ideal for couples or families, this home is within walking distance of St. Saviour's schools and benefits from excellent transport links, with the No. 1 bus stop situated directly behind the property. A private side passage also provides quick access to the beautiful Greve d'Azette beach just a minute's walk away.

The property has recently undergone internal redecoration and exterior upgrades, including new doors and windows, new fascia boards and guttering. This is a superb opportunity for buyers seeking convenient coastal living.

Additional features include private parking for two cars and **no onward chain.**





### Living

Open plan modern fitted kitchen with window overlooking your garden space. Large storage cupboards/ pantry. Plenty of space for a dining table and a practical shape lounge for generous couch. All opens out onto your private secure garden terrace.

### Sleeping

Double bedroom with ensuite shower room, a second double bedroom and single bedroom both serviced with house bathroom. New utility room added last year.

### Outside

Private and secure garden, laid to astro turf and decking with built in banquette seating ; ready-made for entertaining! Perfectly secure for pets to roam in and out anytime they like. Two designated driveway parking spaces.

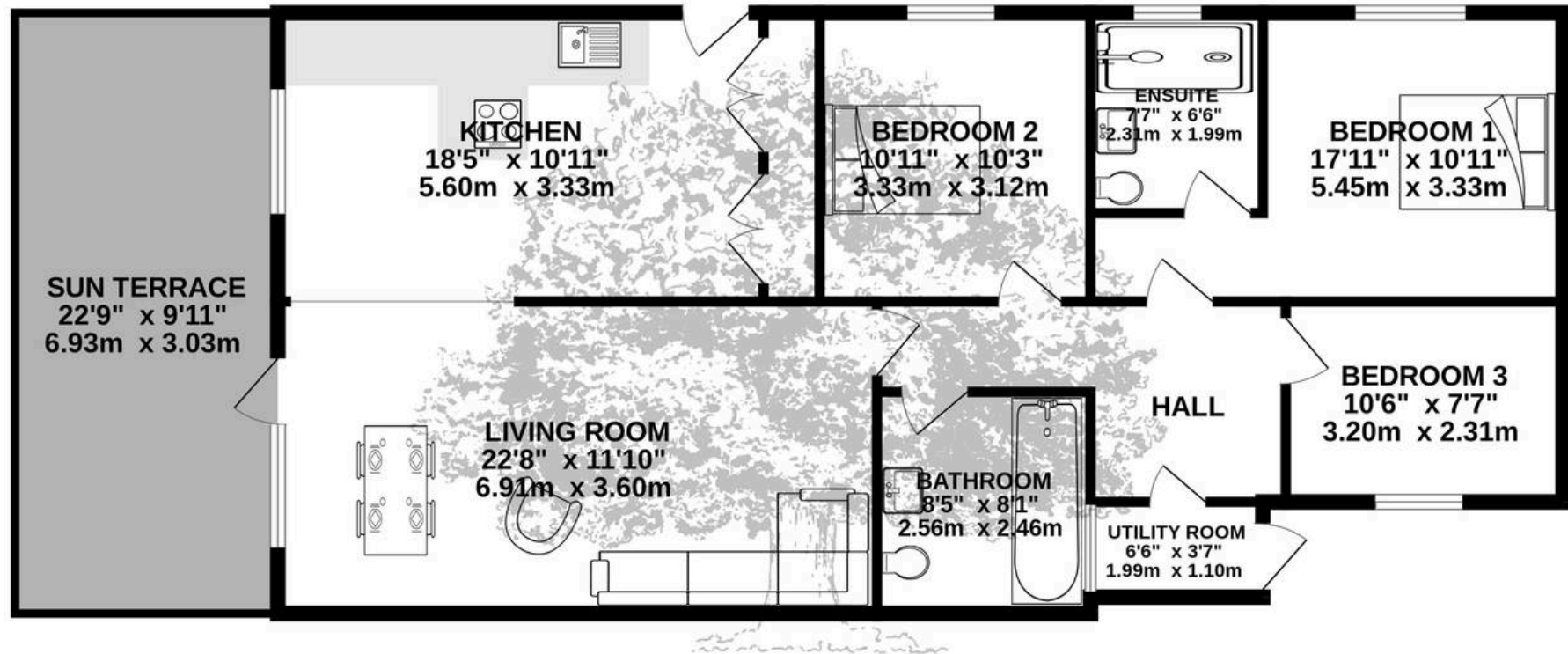
### Services

Freehold, no service charge. Internally renovated 2018 throughout. All mains including gas, with new combi gas boiler in 2018. Electric underfloor heating to kitchen and living room with gas central heating to bedrooms. Fully double glazed. All doors and windows new in 2018 and externally redecorated in 2024. New utility room 2024. Roof was examined post storm Ciaran by a structural surveyor and minor works required were carried out. No onward chain.





GROUND FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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