



**La Morne, Le Mont A La Brune, St. Brelade**  
**£2,495,000**

**BROADLANDS**  
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# La Morne, Le Mont A La Brune

St. Brelade, Jersey

- Fabulous sea view home
- Over 4500 sq ft
- 4 beds 3 baths plus integral 2 bed flat
- Good reception rooms all with views
- Swimming pool with electric cover
- Garaging for 4 cars
- Lovely mature gardens
- Joint sole agent
- Please contact Nigel on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



# La Morne, Le Mont A La Brune

St. Brelade, Jersey

Perched above St Ouen's Bay with panoramic sea and country views, a substantial detached property that offers , not only a great location, but great privacy as well. The mature gardens with exotic plants surround the property and screen it from all the neighbouring properties while still framing the views.

The accommodation works extremely well with numerous reception rooms taking advantage of the incredible views. The main part offers 4 bedrooms, 2 of which are en suite and a house bathroom. The 4th bedroom is currently used as a study. On the ground floor, linked by a staircase but also having it's own front door, is a totally self contained 2 bedroom flat. This is ideal for 2 generation living or , perhaps, for holiday lets.

Well maintained by the current owners and also extended in their time, there is a very spacious live in kitchen which flows into a dining room and living room. On the ground floor is a huge utility room which also houses the plant for solar heating. All is beautifully presented and tremendous value.

Located just a short distance from the fabulous beach of St Ouen, there are picturesque walks all around. All the shops and facilities you could wish for are just a 5 minute drive away, as is the airport.

Definitely a one off, book your viewing now !





### **Living**

Plenty of spacious reception rooms all positioned to enjoy the views. A conservatory to the rear is a real haven for relaxation.

### **Sleeping**

4 Double bedrooms, 2 of which are en suite, plus house bathroom in main body of the house. 4th bedroom currently set up as a study.

### **Integral Flat**

Connected internally and featuring a fully fitted kitchen/lounge/diner, 2 double bedrooms and a bathroom.

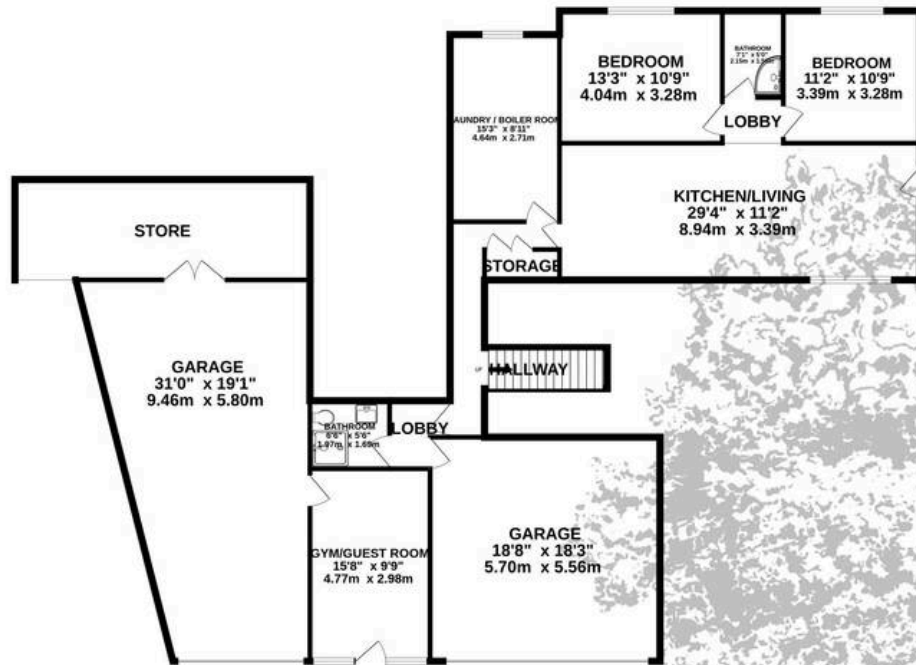
### **Services**

All mains ( no gas ) Oil fired central heating with solar panels and storage system for hot water. Fibre broadband and electric car charging point.

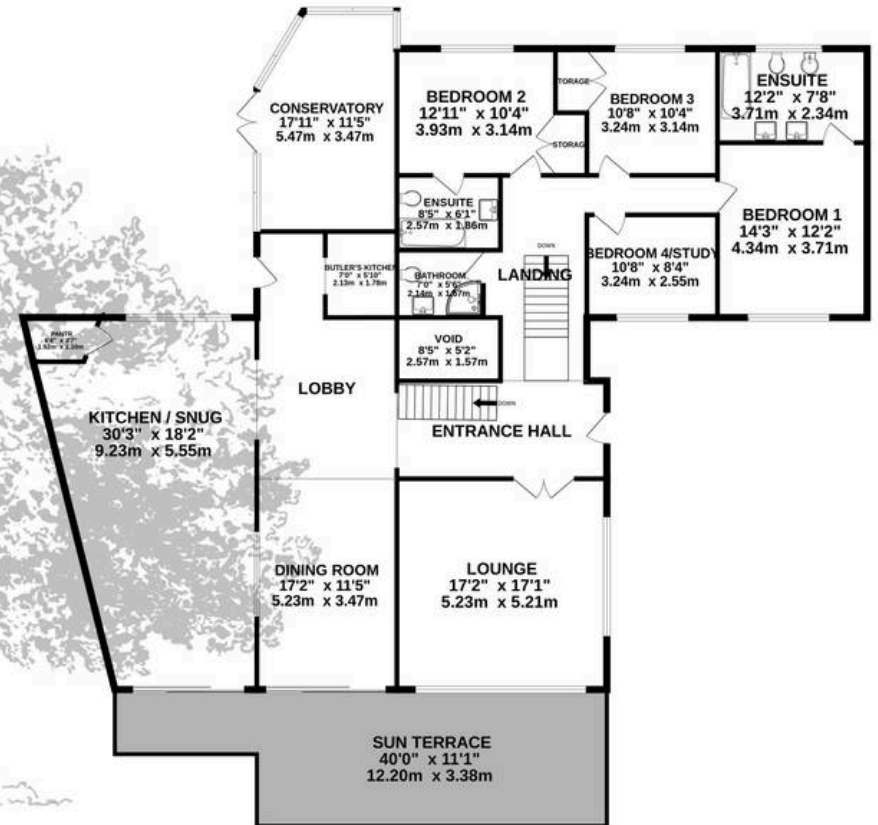




GROUND FLOOR  
2106 sq.ft. (195.7 sq.m.) approx.



1ST FLOOR  
2427 sq.ft. (225.5 sq.m.) approx.



TOTAL FLOOR AREA : 4534 sq.ft. (421.2 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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