



8 Cambrai Mews, Union Road, Grouville
£595,000

BROADLANDS
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8 Cambrai Mews Union Road

Grouville, Jersey

Beside Gorey Common as you enter the village via Union Road, Cambrai Mews is the 1st entrance on the LHS.

- 1,200 sq ft versatile house in Gorey Village
- Two double bedrooms two bathrooms (one ensuite)
- Second reception / Bedroom three
- New kitchen diner and separate utility
- Spacious lounge diner with two balconies
- Single garage
- No onward chain
- Opposite the beach at Grouville
- Joint sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



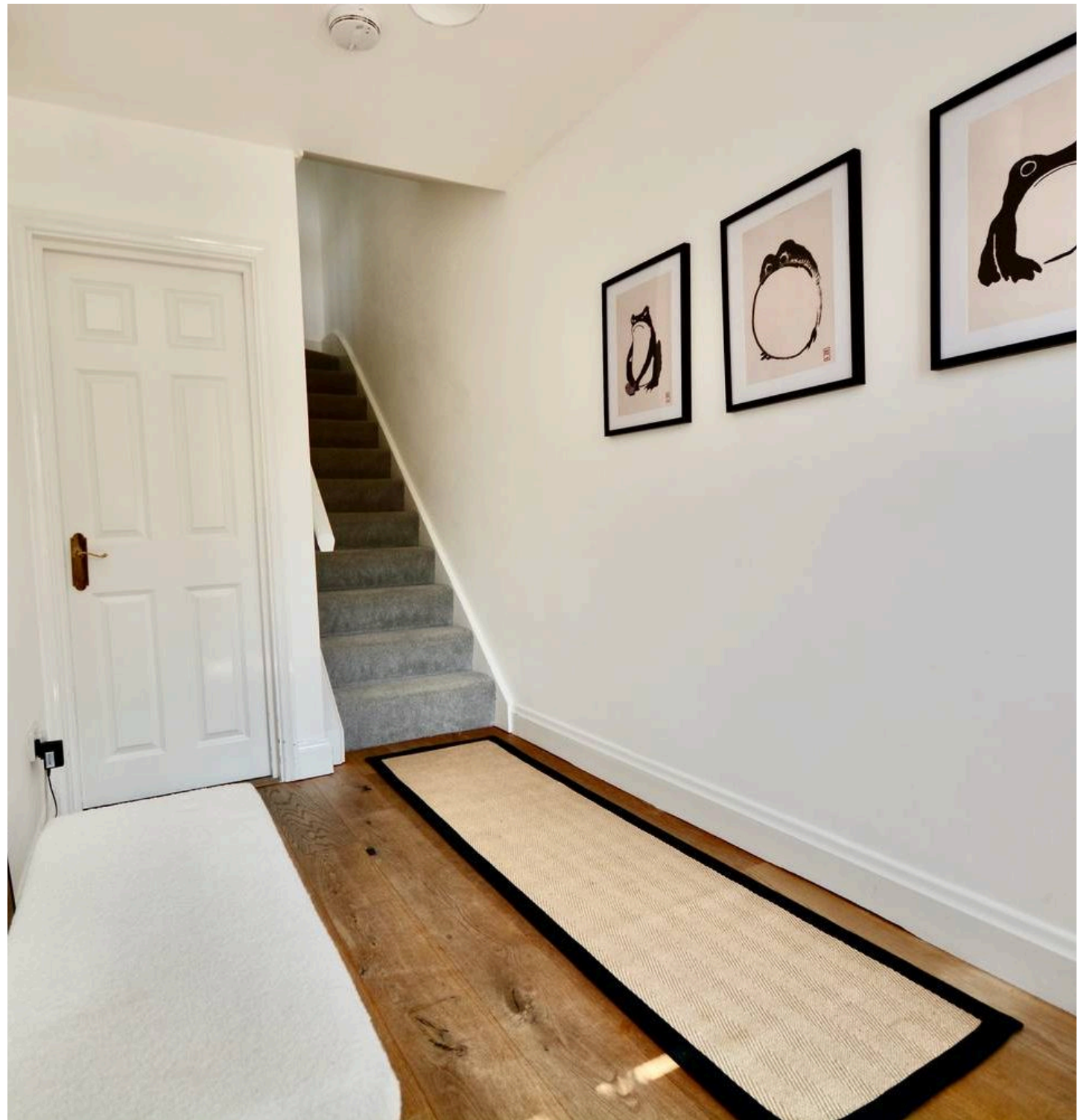
8 Cambrai Mews Union Road

Grouville, Jersey

Fantastic two / three double bedroom home perfectly located in the heart of Gorey village, just opposite Long Beach.

Generously proportioned property offering 1,200 sq ft of bright accommodation and spread over three floors. Offered in good order throughout having been redecorated including new carpets in 2023 and briefly comprising; entrance hall with access to integral single garage and large utility, plus second reception room / bedroom three. To the first floor is an impressive modern fitted kitchen / breakfast room also added in 2023. Large bright living room diner with access to two small balconies. On the second floor the spacious primary bedroom is also very bright, swathed in sunlight from its twin juliet balconies and it has an en-suite shower room. Bedroom two is again another good size double and the house bathroom is also located on this floor.

Located in a small sought after close of similar houses beside Gorey Common, the position couldn't be better! Across the road the Royal Bay of Grouville is perfect for watersports enthusiasts, dog walking & sunbathing. The beach cafe & ice cream van are just a stone's throw away! Serviced by one of the Islands most frequent bus routes, everything you need is literally on your doorstep. Offered with no onward chain you can just move straight in! Contact Broadlands the vendor's sole agent to arrange your viewing today.





Living

Modern fitted kitchen with quality appliances & breakfast bar (2023). Bright spacious lounge / diner with two balconies to the 1st floor. Large utility to ground floor.

Sleeping

Two good size double bedrooms & two bathrooms (one ensuite). Potential third double bedroom to ground floor currently used as snug / reception.

Outside

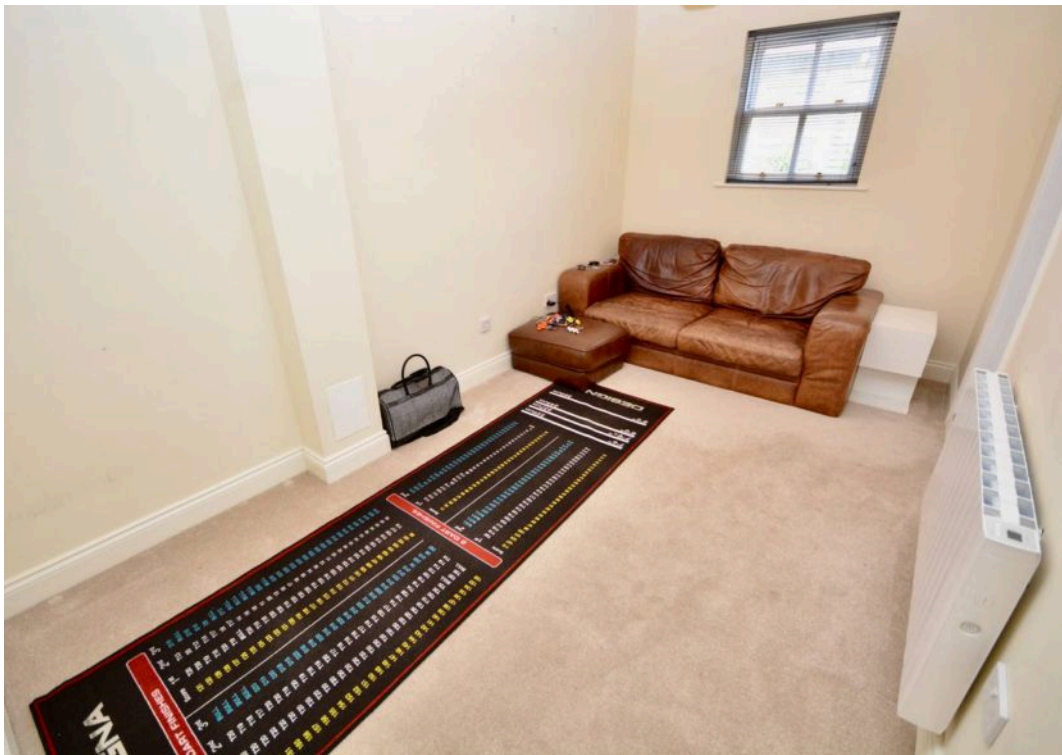
Two small balconies accessed via the lounge / diner. Two juliet balconies to main bedroom on 2nd floor.

Services

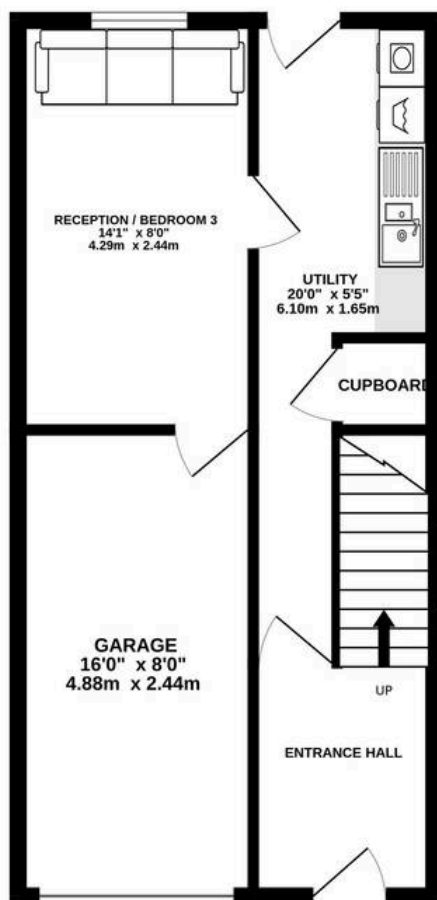
All mains excluding gas. Fully double glazed. Electric heating (2023). Electric car charging port to exterior (2023).



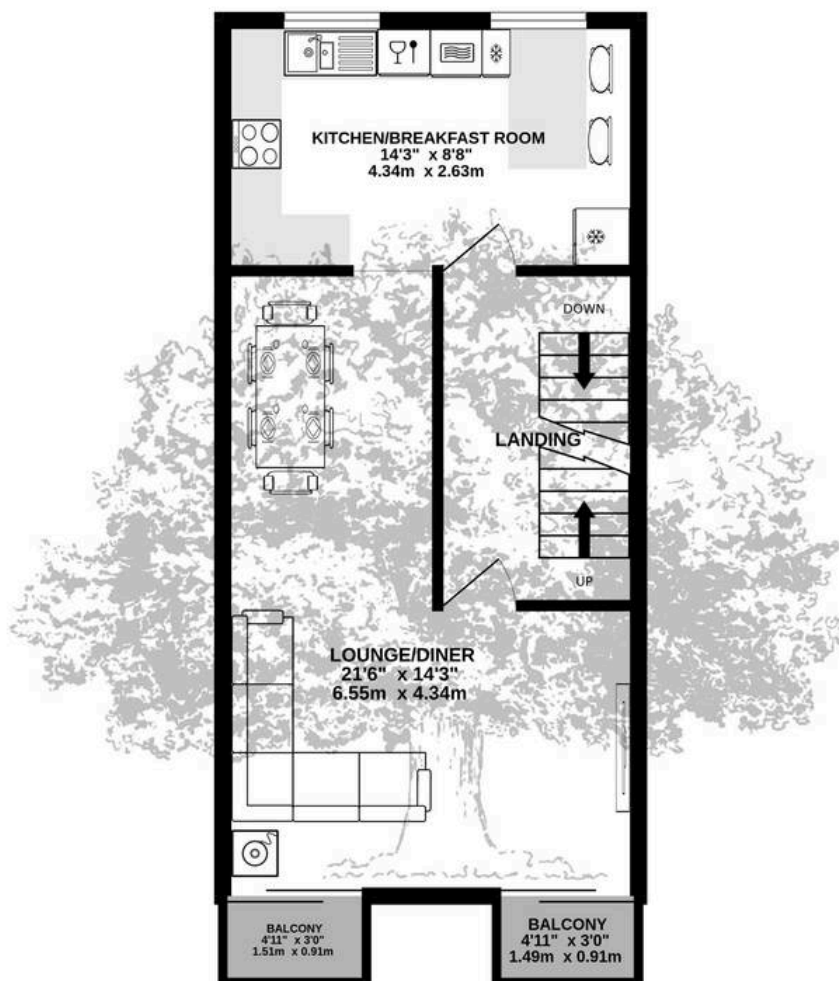




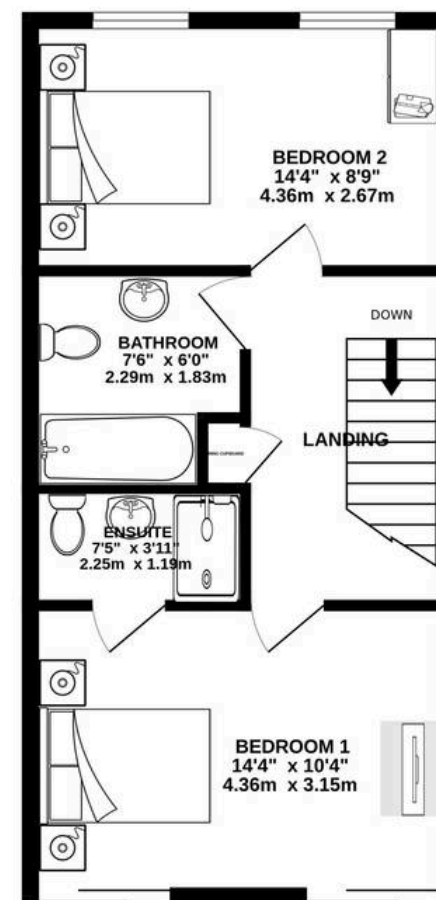
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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