



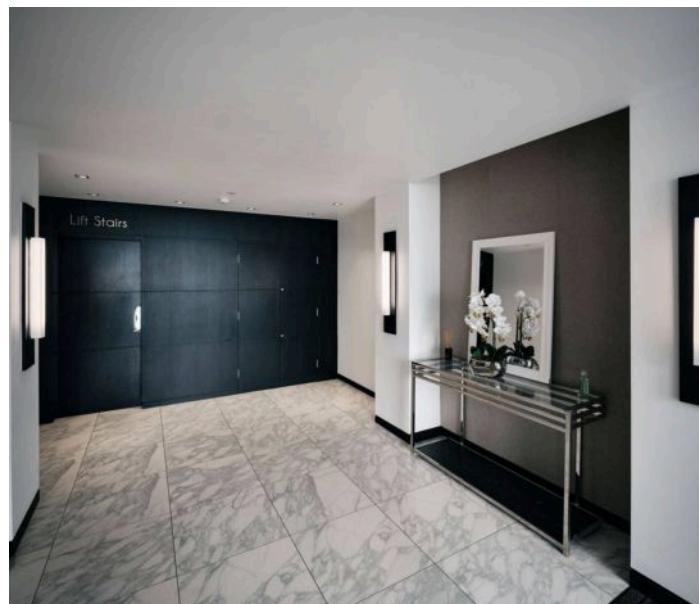
Apt 7, The Pochard La Rue Voisin, St. Brelade
£2,995,000

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Apartment 7

The Pochard La Rue Voisin, Jersey

- Prestigious gated development in an exceptional coastal position
- Elevated duplex penthouse set across the top two floors
- Approximately 2,100 sq ft of well-designed, contemporary living space
- Full-height glazing and vaulted ceilings flooding the apartment with natural light
- Three generous double bedrooms, including a luxurious principal suite
- Private terraces perfectly positioned to enjoy the coastal outlook
- Two secure underground parking spaces with lift access
- Flying Freehold property
- Contact Angela Binnie on angela@broadlandsjersey.com or 07829 900010
- Sole agent



Apartment 7

The Pochard La Rue Voisin, Jersey

FLYING FREEHOLD.

Set across the top two floors of *The Pochard*, this beautifully positioned three-bedroom duplex penthouse enjoys an exceptional coastal setting directly above Portelet Bay. Built in 2010 and forming part of an exclusive gated development, the apartment extends to approximately **2,100 sq ft** and boasts truly uninterrupted views along Jersey's south coast.

The apartment has been thoughtfully designed to complement its surroundings, with a calm, contemporary feel throughout. Full-height windows, elegant curved vaulted ceilings and carefully planned lighting create a wonderful sense of space and light, allowing the ever-changing sea views to take centre stage.

Arranged in an upside-down layout to maximise the outlook, the ground floor is home to three generous double bedrooms. The principal suite sits at the front of the building, perfectly positioned to enjoy the breathtaking scenery, and benefits from a walk-in wardrobe, en-suite bathroom and access to its own private terrace. A second double bedroom also enjoys an en-suite, ideal for guests, while the third bedroom is served by the house bathroom. A separate utility room completes this level.

Upstairs, the open-plan living space is both welcoming and practical. The lounge opens directly onto a private terrace, offering a wonderful spot to relax and enjoy the views, while the kitchen and dining area are subtly set back, creating a more intimate space for entertaining. A separate WC is also located on this floor.



Apartment 7

The Pochard La Rue Voisin, Jersey

Finished in a tasteful, elegant style throughout, the apartment also benefits from **two secure underground parking spaces** and lift access, making this a rare opportunity to acquire a coastal home in one of Jersey's most sought-after locations.





Living space

An impressive open-plan living area where full-height glazing and a private terrace combine to showcase the breath-taking coastal outlook.

Sleeping

The sleeping accommodation comprises three well-proportioned double bedrooms, led by an exceptional principal suite with sea views, private terrace and en-suite facilities.

Parking

Two parking spaces number 43 and 44 An option to rent an additional space.

Management & Service Charge

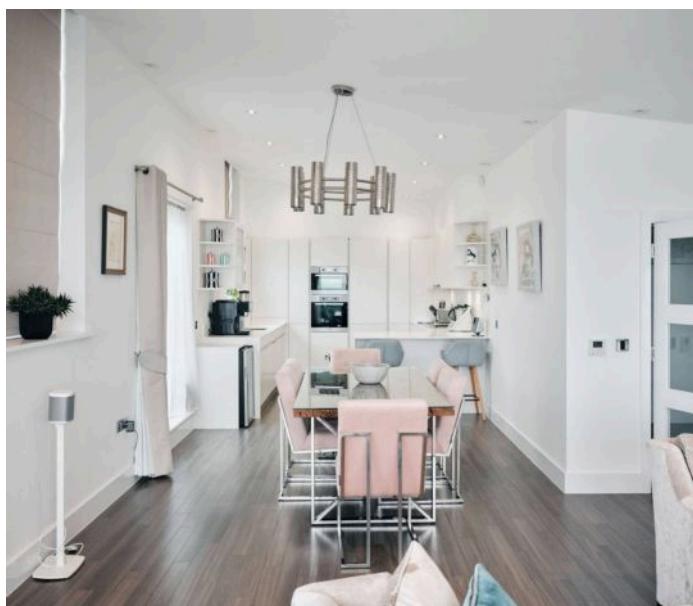
Block managed by Maillard & Co. Service charge is £903 per quarter.

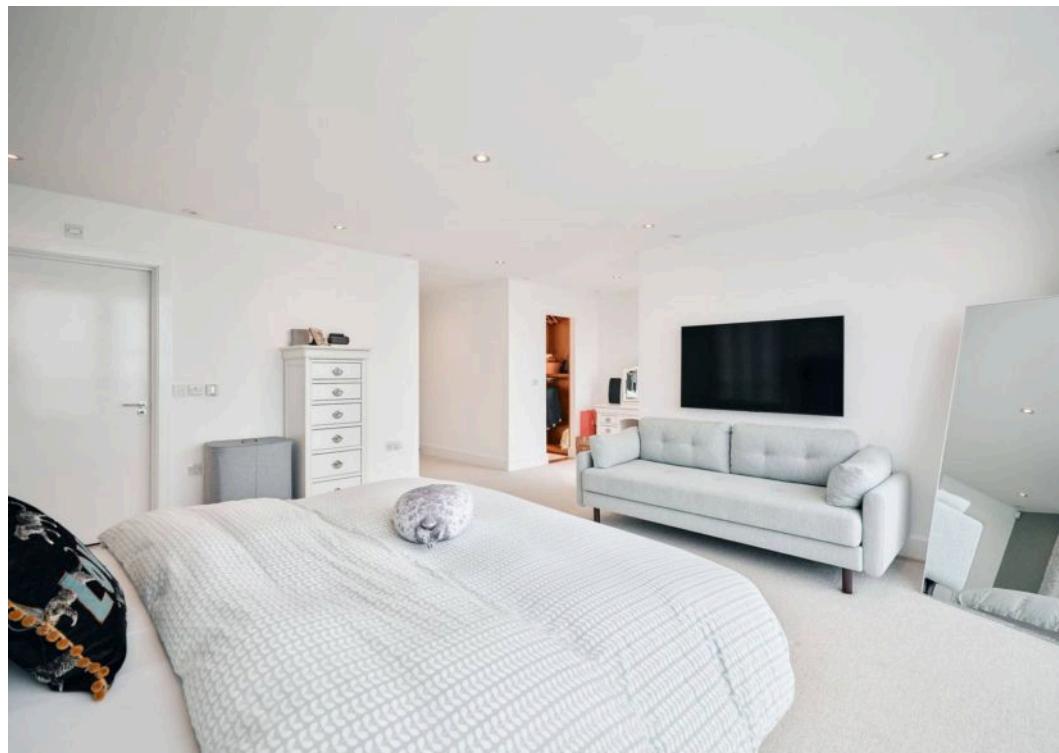
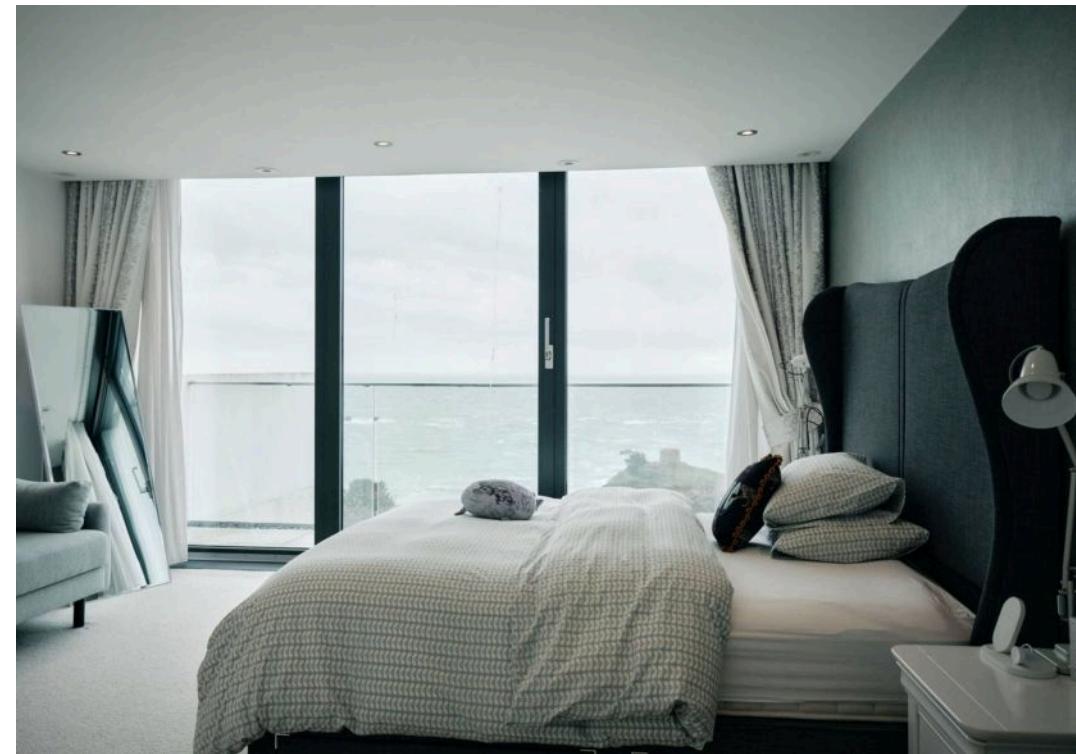
Tenure

Flying Freehold

Agent

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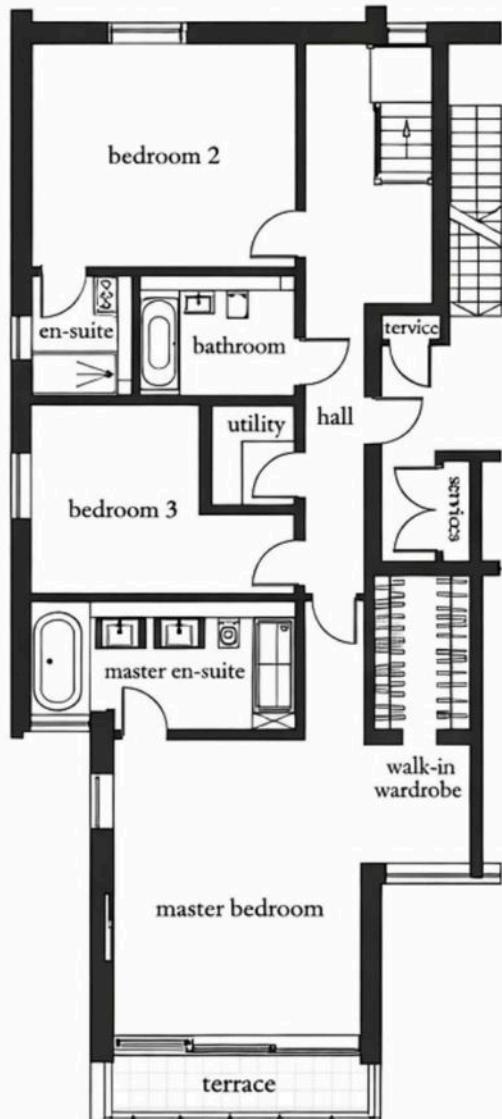




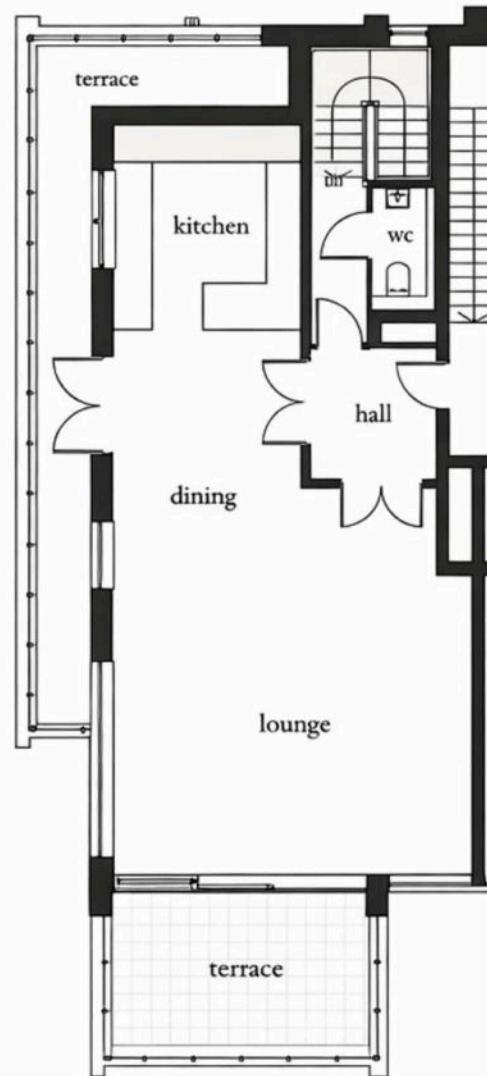
Third & Fourth floor

apartment area plot 7 duplex • 2112sq ft (196sq m)

lower floor



upper floor



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