



FINDING YOU A HOME
SINCE 1972
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Southdown New Zealand Avenue Claremont Road, St. Saviour

Asking **£1,495,000**

BROADLANDS

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Southdown New Zealand Avenue Claremont Road St Saviour

- Beautifully renovated family home near schools and colleges
- Great mix of character and modern living
- Two reception rooms
- Hand built fully fitted kitchen/family room
- Study
- Sweeping views as far as French coast
- Option to change bathroom back to fourth bedroom
- Plans passed to add further bedroom suite or bedrooms
- Sunny south facing garden
- Large second garden with summer house/gym and vegetable patches
- Select quiet close
- Garage and plenty of parking
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



Southdown New Zealand Avenue Claremont Road St Saviour

This beautifully renovated three-bedroom family home boasts a high-quality finish and is perfectly located in a select, quiet close, just a short distance from local schools and colleges.

The property harmoniously combines period charm with modern comforts, featuring a hallway, two stylish reception rooms, a handcrafted fully fitted kitchen/family room, a separate study - ideal for remote work - a utility room, a boot room, and a cloakroom on the ground floor.

Upstairs, you'll find three generous bedrooms and two bathrooms, with the option to convert one bathroom back into a fourth bedroom if needed. Plans are approved to add an extra bedroom suite or more bedrooms above the kitchen/family room if required.

There are two south-facing gardens offering private retreats for relaxation and entertaining. The second garden includes a delightful summer house or gym - with fitted cabinets and fridge - along with a lawned area for the children to run around in, and productive vegetable patches for budding horticulturists.

The property comes with a garage and plenty of parking space, making it convenient for multiple vehicles. For more details or to schedule a viewing please message Don via WhatsApp at 07829 917172 or email don@broadlandsjersey.com.





Living

Two reception rooms - one with functional wood burner - and separate study. Lovely eat-in kitchen/family room with bespoke hand built units and integrated appliances including electric Aga with ceramic hob, extractor, fridge/freezer and dishwasher. Perrin Rowe filtered water tap and system. Utility with washing and drying machines.

Sleeping

Three double bedrooms and two bathrooms. One bathroom was previously a bedroom and could be easily changed back if required. Planning consent P/2025/0165 to extend over kitchen/family room to add a further bedroom, dressing room and ensuite or two bedrooms and bathroom.

Outside

South facing garden to front of property comprising paved patio and grass area. Second large garden with patio ideal for alfresco dining, entertaining and relaxing. Summer house with fitted kitchen and Wi-Fi. Lawn area and various vegetable patches. Garage and plenty of parking. Patio to rear ideal for morning coffee and afternoon tea breaks.

Services

All mains excluding gas. OFCH.

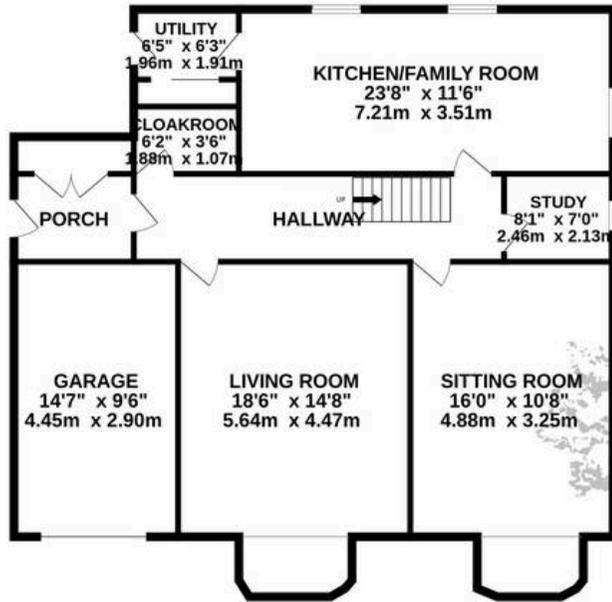
Education

The house is in the catchment area for St Saviour primary and Grainville secondary schools. Victoria College and Jersey College for Girls are a short walk.

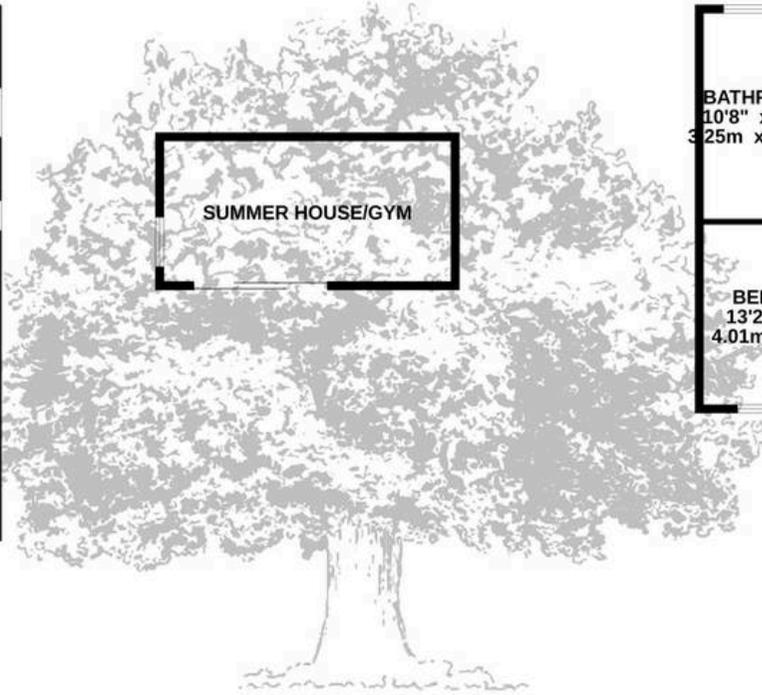
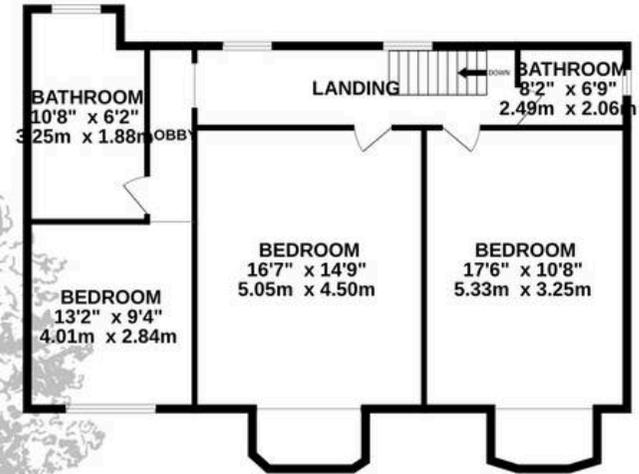




GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



FIRST FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2659 sq.ft. (247.0 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 Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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