

INTRODUCING
Highcliffe, La Route Des Genets, St Brelade, JE3 8ET



Connecting People & Property Perfectly.

Commanding truly breath-taking sea views, set on the heights above St Brelade Bay, this appealing and beautifully maintained substantially postwar constructed family residence, is now offered for sale for the first time in almost 40 years. The property stands approached via a long private driveway and is totally removed from any public roadway, thus ensuring a high level of tranquillity and is set within one of the Jersey's most sought after and exclusive residential localities, within the Parish of St Brelade. The site which enjoys maximum sunlight, is of a generous size and offers attractive lawned garden areas to the seaward side, together with gated access and parking forecourt, providing excellent parking facilities. Facing South in a virtual 'promontory' location this very special home, is the beneficiary of absolutely stunning uninterrupted views across the entire extent of St Brelade Bay and the Western approaches. The residence which was clearly originally constructed to an excellent standard, and which has maintained its full structural integrity, has been maintained over the years to a high level throughout. It provides a range of attractive accommodation which benefits from the extraordinary views commanded and if desired, the property provides huge scope and potential for further development (subject to necessary planning consent) within a sensitive modernisation and enhancement scheme.

- **Breath taking sea views**
- **Approached via a long driveway**
- **Sought after and exclusive location**
- **Excellent family home**
- **Attractive lawned garden**
- **On the market for the first time in 40 years**

Price £7,250,000 Qualified | Freehold



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PROPERTY ID: 2649











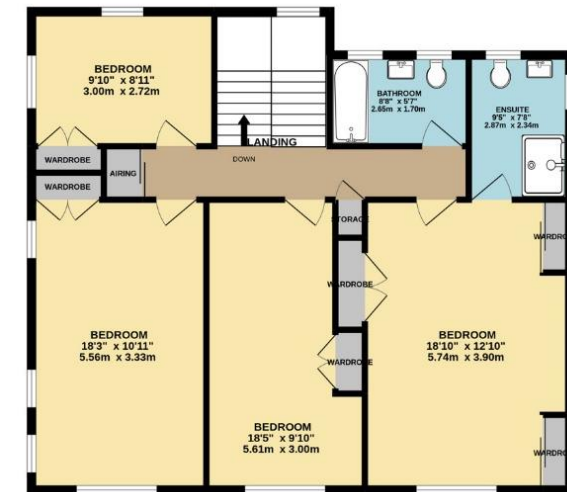




BASEMENT
260 sq.ft. (24.1 sq.m.) approx.

GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2987 sq.ft. (277.5 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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ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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